District: Berkshire Hills Regional School District
School Name: Monument Mountain Regional High School
Recommended Category: Project Scope and Budget
Date: July 24, 2013

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Berkshire Hills Regional School District for an addition and renovation project at the Monument Mountain Regional High School.

District Information	
District Name	Berkshire Hills Regional School District
Elementary School(s)	Muddy Brook Regional Elementary School (PK-4)
Middle School(s)	Monument Valley Regional Middle School (5-8)
High School(s)	Monument Mountain Regional High School (9-12)
Priority School Name	Monument Mountain Regional High School
Type of School	High School
Grades Served	9-12
Year Opened	1968
Existing Square Footage	113,705
Additions	N/A
Acreage of Site	40 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Fire Protection – Windows – Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.
Original Design Capacity	Unknown
2012-2013 Enrollment	533
Agreed Upon Enrollment	570
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 570 students serving grades 9-12.

MSBA Board Votes	
Invitation to Feasibility Study	September 29, 2010
Preferred Schematic Authorization	November 14, 2012
Project Scope & Budget Authorization	On July 31, 2013 Board agenda
Reimbursement Rate Before Incentives	40.90%

Incentive Points	1.48 – Maintenance 4.14 – Major reconstruction or renovation/reuse 2.00 – Energy Efficiency – "Green Schools" [1]
Total Reimbursement Rate[1]	48.52%

[1] *The MSBA has provisionally included two (2) incentive points for energy efficiency, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the energy efficiency requirements, the District will not qualify for these incentive points and the MSBA will adjust the reimbursement rate accordingly.*

Consultants	
Owner's Project Manager	Strategic Building Solutions, LLC
Designer	Symmes, Maini, and McKee Associates

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss scope and budget. The District has provided a Total Project Budget of $55,667,640, which includes an estimated construction cost of $41,569,990 ($303/sf). The basis of the Estimated Maximum Total Facilities Grant would be $47,196,990, which excludes: legal fees; OPM fees in excess of 3.5% of construction costs; designer fees in excess of 10% of construction costs; OPM fees, designer fees, construction costs, and commissioning fees associated with ineligible auditorium space that is in excess of that included in the guidelines; ineligible costs associated with abatement of asbestos-containing floor materials; site costs in excess of 8% of total building cost; construction costs in excess of $275/sf; costs associated with mailing and moving; FFE costs beyond MSBA's funding limit of $2,400 per student; and owner's and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 570 Total Square Feet: 137,380	District's Proposed Project Budget
Project Budget[1]	$51,028,640
Scope Exclusions/Ineligible Costs	$3,831,650
Basis of Estimated Maximum Total Facilities Grant	$47,196,990
Reimbursement Rate	48.52%
Estimated Maximum Total Facilities Grant[2]	$22,899,980
Potentially eligible owner's and construction contingencies	$4,639,000
Potential additional grant funds for eligible owner's and construction contingency expenditures	$2,250,843
Total Project Budget	$55,667,640
Maximum Total Facilities Grant[3]	$25,150,823

[1] *Does not include owner's or construction contingencies.*

[2] *Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.*
[3] *Includes maximum possible owner's and construction contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in its sole discretion. The MSBA does not anticipate that the District will expend all of its contingency funds on expenses that are eligible for MSBA reimbursement.*

MSBA staff recommends an Estimated Maximum Total Facilities Grant of $22,899,980; however, the District may be eligible for up to an additional $2,250,843 in grant funds, subject to the MSBA's review and audit of the District's owner's and construction contingency expenditures. Accordingly, staff recommends a Maximum Total Facilities Grant of $25,150,823 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project at the Monument Mountain Regional High School.