

District: Town of East Longmeadow  
 School Name: East Longmeadow High School  
 Recommended Category: Project Scope and Budget  
 Date: October 18, 2023

**Recommendation**

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of East Longmeadow (the “District”) to replace the existing East Longmeadow High School with a new facility serving grades 9-12 on the site of the existing school.

<b>District Information</b>	
District Name	Town of East Longmeadow
Elementary School(s)	Meadow Brook Elementary School (PreK-2) Mapleshade Elementary School (3-5) Mountain View Elementary School (3-5)
Middle School(s)	Birchland Park Middle School (6-8)
High School(s)	East Longmeadow High School (9-12)
Priority School Name	East Longmeadow High School
Type of School	High School
Grades Served	9-12
Year Opened	1960
Existing Square Footage	186,890
Additions	1964 (addition)– Added classrooms and labs to the south, a four-lane pool, additional locker room space, and other small miscellaneous additions. 1974 (addition)– Provided more classroom space to the west, a large maintenance building to the south, and an auxiliary gym.
Acreage of Site	61 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>– Structural integrity</li> <li>– Mechanical systems</li> <li>– Electrical systems</li> <li>– Plumbing systems</li> <li>– Envelope</li> <li>– Windows</li> <li>– Roof</li> <li>– Accessibility</li> </ul> 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
2022-2023 Enrollment	816 students
Agreed Upon Enrollment	800 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 800 students serving grades 9-12.

<b>District Information</b>	
Total Project Budget – Debt Exclusion Anticipated	Yes

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	December 11, 2019
Invitation to Feasibility Study	June 23, 2021
Preferred Schematic Authorization	April 26, 2023
Project Scope & Budget Authorization	On October 25, 2023 board agenda
Reimbursement Rate Before Incentives	56.48 %
Incentive Points	1.47 – Maintenance 4.00 – Energy Efficiency – “Green Schools” <sup>1</sup>
Total Reimbursement Rate <sup>1</sup>	61.95%

<sup>1</sup> The MSBA has provisionally included three (3) incentive points for energy efficiency, and one (1) incentive point for indoor quality, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements of the Green Schools Program, the District will not qualify for some or all of these incentive points, and the MSBA will adjust the reimbursement rate accordingly.

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Skanska USA Building, Inc
Designer	Jones Whitsett Architects, Inc. (in association with SMMA)

## 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 \$177,460,652, which includes an estimated construction cost of \$147,537,913 (\$769/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$130,715,587, which excludes OPM and Designer fees associated with ineligible square footage, OPM and Designer fees beyond MSBA funding limits, costs associated with legal fees, construction costs beyond MSBA funding limits plus eligible demolition and abatement, costs associated with abatement of asbestos-containing floor material and ceiling tiles, costs associated with removal of underground storage fuel tanks, costs associated with mailing and moving, costs in excess of \$1,200 per student allowance for fixtures, furniture, and equipment, costs in excess of the \$1,200 per student allowance for technology, costs associated with the commissioning of ineligible building area, and owner’s and construction contingency costs.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 800	District’s Proposed Project Budget
Proposed Total Square Feet: 191,796	
Project Budget <sup>1</sup>	\$173,320,652
Scope Exclusions/Ineligible Costs	-\$42,605,065
Estimated Basis of Total Facilities Grant	\$130,715,587

Reimbursement Rate	61.95%
Estimated Maximum Total Facilities Grant before Cost Recovery <sup>2</sup>	\$80,978,306
Cost Recovery	-\$11,221
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$80,967,085
Potentially Eligible Owner's and Construction Contingencies	\$2,213,069
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$1,370,996
Total Project Budget	\$177,460,652
Maximum Total Facilities Grant <sup>3,4</sup>	\$82,338,081

<sup>1</sup>Does not include Owner's or Construction Contingencies.

<sup>2</sup>Does not include any grant funds for potentially eligible Owner's or Construction Contingency Expenditures; subject to MSBA review and audit.

<sup>3</sup>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.

<sup>4</sup>Maximum Total Facilities Grant will be allocated in part to the current Grant Cap, and in part to future available Grant Cap space.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$80,967,085; however, the District may be eligible for up to an additional \$1,370,996 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 \$82,338,081 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing East Longmeadow High School with a new facility serving grades 9-12 on the site of the existing school.