

District: Greater Lawrence Regional Vocational Technical School District
 School Name: Greater Lawrence Regional Vocational Technical 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 Project Funding Agreement with the Greater Lawrence Regional Vocational Technical School District for the repair of the mechanical systems at the Greater Lawrence Regional Vocational Technical High School.

District Information	
District Name	Greater Lawrence Regional Vocational Technical School District
Elementary School(s)	N/A
Middle School(s)	N/A
High School(s)	Greater Lawrence Regional Vocational Technical High School
Priority School Name	Greater Lawrence Regional Vocational Technical High School
Type of School	High School
Grades Served	9-12
Year Opened	1965
Existing Square Footage	360,000
Additions	1972, 2004
Acreage of Site	26 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Plumbing systems
Original Design Capacity	650
2012-2013 Enrollment	1,308
Agreed Upon Enrollment	1,400
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,400 students serving grades 9-12.

MSBA Board Votes	
Invitation to Feasibility Study	July 27, 2011
Preferred Schematic Authorization	N/A
Project Scope & Budget Authorization	On July 31, 2013 Board agenda
Reimbursement Rate Before Incentives	78.95%
Incentive Points	N/A
Total Reimbursement Rate	78.95%

Consultants	
Owner's Project Manager	Vertex Construction Services, Inc.
Designer	Richard D. Kimball Company, Inc.

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 \$5,480,411 which includes an estimated construction cost of \$4,361,641. The Estimated Maximum Total Facilities Grant would be \$3,126,998 based on the proposed scope of work.

MSBA staff has identified scope associated with the District's 2001-2004 renovation project at the Greater Lawrence Regional Vocational Technical High School, for which the District received grant assistance from the Commonwealth, that has not fulfilled a minimum service life. Scope that is not directly associated with the prior renovation project and scope that has been determined to have fulfilled its service life will be eligible to be considered for reimbursement. Scope that was part of the prior project and has not fulfilled its service life and scope that has been identified as being 'categorically ineligible' will be ineligible for MSBA reimbursement.

The scope of work and potential eligibility of costs for this project are as follows*:

- Increased shop area ventilation – fully eligible to be considered for reimbursement;
- Replacement of existing variable frequency drives – fully eligible to be considered for reimbursement;
- Work associated with systems previously funded by the state as part of the District's 2001-2004 renovation project:
 - Chiller plant replacement – partially eligible to be considered for reimbursement;
 - Radiant heating repairs – partially eligible to be considered for reimbursement;
 - Domestic water heater replacement – partially eligible to be considered for reimbursement; and
- HVAC work associated with the Natatorium – ineligible to be considered for reimbursement.

** MSBA staff works to identify certain costs upfront that will be ineligible for reimbursement so the District can better plan using this information but, the breakdown above is general and ALL project costs are subject to audit.*

Project Scope and Budget Agreement	
Enrollment: 1,400 Total Square Feet: 360,000	District's Proposed Project Budget
Project Budget ¹	\$5,180,641
Scope Exclusions/Ineligible Costs	\$1,219,908
Basis of Estimated Total Facilities Grant	\$3,960,733
Reimbursement Rate	78.95%
Estimated Maximum Total Facilities Grant ²	\$3,126,998
Potentially eligible owner's and construction contingencies	\$299,770
Potential additional grant funds for eligible owner's and	\$236,668

construction contingency expenditures	
Total Project Budget	\$5,480,411
Maximum Total Facilities Grant ³	\$3,363,667

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 \$3,126,998; however, the District may be eligible for up to an additional \$236,668 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 \$3,363,667 for the Project Scope and Budget and Project Funding Agreement for the repair of the mechanical systems at the Greater Lawrence Regional Vocational Technical High School.