

District: Town of Billerica
 School Name: Billerica Memorial High School
 Recommended Category: Project Scope and Budget
 Date: January 20, 2016

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 Billerica to replace the existing Billerica Memorial High School on the existing site.

District Information	
District Name	Town of Billerica
Elementary School(s)	Eugene C. Vining School (K–5) Frederick J. Dutile School (K–5) Hajjar Elementary School (K–5) John F. Kennedy School (K–5) Parker Elementary School (K–5) Thomas Ditson Elementary School
Middle School(s)	Locke Middle School (6–8) Marshall Middle School (6–8)
High School(s)	Billerica Memorial High School (9–12)
Priority School Name	Billerica Memorial High School
Type of School	High School
Grades Served	9–12
Year Opened	1954
Existing Square Footage	396,660
Additions	1975: Major addition
Acreage of Site	75 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Mechanical systems – Electrical systems – Envelope – 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
2014-2015 Enrollment	1,436
Agreed Upon Enrollment	1,610
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,610 students serving grades 8–12.

MSBA Board Votes	
Invitation to Eligibility Period	January 29, 2014
Invitation to Feasibility Study	June 4, 2014
Preferred Schematic Authorization	August 6, 2015

Project Scope & Budget Authorization	On January 27, 2016 Board agenda
Reimbursement Rate Before Incentives	52.69%
Incentive Points	1.30 – Maintenance 1.00 – CM @ Risk (Received IG approval December 1, 2015) 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	56.99%

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 requirements for the energy efficiency, the District will not qualify for these incentive points, respectively, and the MSBA will adjust the reimbursement rate accordingly.

Consultants	
Owner’s Project Manager (“OPM”)	KV Associates, Inc.
Designer	Perkins+Will

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 \$175,997,289, which includes an estimated construction budget of \$140,773,848 (\$433/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$126,890,970, which excludes ineligible Feasibility Study costs associated with site procurement studies, legal fees, OPM fees in excess of 3.5% of construction costs, Designer fees in excess of 10% of construction costs, ineligible costs associated with abatement of asbestos-containing floor materials and contaminated soils, site costs in excess of 8% of total building cost, construction costs in excess of \$299/sq. ft. plus eligible demolition and abatement, costs associated with mailing and moving, costs associated with ineligible construction area and related commissioning fees, costs in excess of the MSBA Fixtures, Furniture and Equipment cost caps, and owner’s and construction contingency costs.

The MSBA has calculated a total of \$187,665 for recovery of funds associated with two items:

- The proposed demolition of the existing Billerica Memorial High School will result in the MSBA recovering a portion of state funds previously paid to the District for a window replacement project at the existing facility, which was completed in 2011. The MSBA has calculated this recovery of funds to be \$179,292 and this amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.
- The proposed project includes 10,734 square feet of area that is ineligible for reimbursement. For this reason, the MSBA will be recovering the associated commissioning costs, including space associated with BEAM (a community based organization that provides support for at-risk families), a referee’s room, district offices, and a school concessions space. The MSBA has calculated this recovery of funds to be \$8,373 and this amount has also been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 1,610 Total Square Feet: 325,191	District's Proposed Project Budget
Project Budget ¹	\$167,535,706
Scope Exclusions/Ineligible Costs	-\$40,644,736
Estimated Basis of Total Facilities Grant	\$126,890,970
Reimbursement Rate	56.99%
Estimated Maximum Total Facilities Grant (without cost recovery) ²	\$72,315,164
Cost Recovery	-\$187,665
Estimated Maximum Total Facilities Grant ²	\$72,127,499
Potentially eligible owner's and construction contingencies	\$2,719,210
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$1,549,678
Total Project Budget	\$175,997,289
Maximum Total Facilities Grant ³	\$73,677,177

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 \$72,127,499; however, the District may be eligible for up to an additional \$1,549,678 in grant funds, subject to the MSBA's review and audit of the owner's and construction contingency expenditures. Accordingly, MSBA staff recommends a Maximum Total Facilities Grant of \$73,677,177 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Billerica Memorial High School on the existing site.