

District: Whittier Regional Vocational Technical School District  
 School Name: Whittier Regional Vocational Technical High School  
 Recommended Category: Project Scope and Budget  
 Date: December 6, 2023

**Recommendation**

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

The District's Preferred Schematic and site may be subject to the review of the Massachusetts Environmental Policy Act Office ("MEPA Review"). Therefore, the MSBA Board's authorization to enter a Project Scope and Budget Agreement and a Project Funding Agreement will be conditioned upon the District fulfilling the applicable MEPA requirements associated with a MEPA Review.

<b>District Information</b>	
District Name	Whittier Regional Vocational Technical School District
Elementary Schools	N/A
Middle School	N/A
High School	Whittier Regional Vocational Technical High School (9-12)
Priority School Name	Whittier Regional Vocational Technical High School (9-12)
Type of School	Vocational Technical High School
Grades Served	9-12
Year Opened	1972
Existing Square Footage	356,732
Additions	1996 and 1999
Acreage of Site	166 acres
Building Issues	<p>The District identified deficiencies in the following areas:</p> <ul style="list-style-type: none"> <li>- Mechanical systems</li> <li>- Electrical systems</li> <li>- Plumbing systems</li> <li>- Building envelope</li> <li>- Sprinkler system</li> <li>- Accessibility</li> </ul> <p>In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program nor provides the resources of flexibility to appropriately accommodate current educational teachings and concepts.</p>
Original Design Capacity	Unknown
2022-2023 Enrollment	1,277
Agreed Upon Enrollment	1,280
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,280 students serving grades 9-12.
Total Project Budget –	Undetermined (Please note: The District plans to proceed with a

<b>District Information</b>	
Debt Exclusion Anticipated	District-wide vote on the same day. Subsequent to the District-wide vote, each of the 11 communities comprising the District will decide individually if they will proceed with a debt exclusion vote or not.)

<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 December 13, 2023 Board agenda
Reimbursement Rate Before Incentives	57.74%
Incentive Points	1.65 – Maintenance 2.00 – Energy Efficiency – “Green Schools” <sup>1</sup>
Total Reimbursement Rate <sup>1</sup>	61.39%

<sup>1</sup>The MSBA also 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, and the MSBA will adjust the reimbursement rate accordingly.

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Leftfield, LLC.
Designer	JCJ Architecture, PC

## **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 \$446,413,814 which includes an estimated construction cost of \$359,973,190 (\$945/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$260,384,995 which excludes Legal fees, OPM fees in excess of 3.5% of construction costs, Designer fees associated with construction cost for ineligible site work, OPM scope excluded fees, designer scope excluded fees, costs associated with ineligible building area, ineligible costs associated with abatement of asbestos-containing floor materials, any ineligible costs associated with excluded site work, construction costs in excess of \$550/sq. ft. plus eligible demolition and abatement, costs associated with mailing and moving, , costs in excess of the \$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 square footage, and owner’s and construction contingency costs.

Additionally, the proposed demolition of the Whittier Regional Vocational Technical High School will result in the MSBA recovering a portion of state funds previously paid to the District for the 200908850605G Green Repair Roof replacement project at the existing facility completed in April 2011. The MSBA has calculated this recovery of funds to be \$149,776 and this amount has been deducted from the Estimated Maximum Total Facilities Grant. An additional \$25,167 has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant for costs associated with the commissioning of ineligible square footage.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 1,280 Proposed Total Square Feet: 380,758	District's Proposed Project Budget
Project Budget <sup>1</sup>	\$427,056,340
Scope Exclusions/Ineligible Costs	-\$166,672,345
Estimated Basis of Total Facilities Grant	\$260,384,995
Reimbursement Rate	61.39%
Estimated Maximum Total Facilities Grant before Cost Recovery <sup>2</sup>	\$159,850,348
Cost Recovery	-\$174,711
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$159,675,637
Potentially Eligible Owner's and Construction Contingencies	\$4,957,547
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$3,043,438
Total Project Budget	\$446,413,814
Maximum Total Facilities Grant <sup>3,4</sup>	\$162,719,075

<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 \$159,675,637; however, the District may be eligible for up to an additional \$3,043,438 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 \$162,719,075 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Whittier Regional Vocational Technical High School with a new facility serving grades 9-12 on the existing site which said MSBA Board authorization shall be conditioned upon the District fulfilling the applicable MEPA requirements associated with a MEPA Review.