

District: City of Revere  
 School Name: Revere High School  
 Recommended Category: Project Scope and Budget  
 Date: April 17, 2024

**Recommendation**

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the City of Revere (the “District”) to replace the existing Revere High School with a new facility serving grades 9-12 on an alternative site known as the “Wonderland” site.

It is anticipated that the proposed project will be subject to the review of the Massachusetts Environmental Policy Act Office (“MEPA Review”). Therefore, the MSBA’s Board authorization to enter a Project Scope and Budget Agreement and a Project Funding Agreement will be conditioned upon the District fulfilling any applicable MEPA requirements associated with a MEPA Review.

Of note, the land for the site of the facility was taken by the City of Revere by eminent domain, in two orders of taking, which were both recorded in November 2022. The MSBA considers the contingency for site ownership to be satisfied once an order of taking is recorded.<sup>1</sup>The District must also have full control and exclusive use of the site. The MSBA will verify with the District that all site requirements, including ownership, full control and exclusive use, have been met prior to executing a Project Funding Agreement.

<b>District Information</b>	
District Name	City of Revere
Elementary Schools	A.C. Whelen Elementary School (K-5) Abraham Lincoln School (K-5) Beachmont Veterans Memorial School (PK-5) Garfield Elementary School (PK-5) Paul Revere Innovation School (K-5) Staff Sargent James J. Hill Elementary School (K-5)
Middle Schools	Garfield Middle School (6-8) Rumney Marsh Academy (6-8) Susan B. Anthony Middle School (6-8)
High Schools	Revere High School (9-12) CityLab High School (9-12)
Priority School Name	Revere High School
Type of School	High School
Grades Served	9-12
Year Opened	1974

<sup>1</sup> M.G.L. Chapter 79, Section 3 states that “Upon the recording of an order of taking, title to the fee of the property taken or to such other interest therein as has been designated in such order shall vest in the body politic or corporate on behalf of which the taking was made; and the right to damages for such taking shall thereupon vest in the persons entitled thereto unless otherwise provided by law.” The MSBA recognizes that the original property owner from which the land is being taken has three years to challenge the taking and the amount paid for the property. In certain limited circumstances, the original property owner could have additional time to challenge the validity of the taking.

<b>District Information</b>	
Existing Square Footage	336,011
Additions	N/A
Acreage of Site	16.1 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>• Programmatic</li> <li>• Mechanical systems</li> <li>• Electrical systems</li> <li>• Plumbing systems</li> <li>• Accessibility</li> <li>• Presence of hazardous materials</li> </ul>
Original Design Capacity	Unknown
2023-2024 Enrollment	2,098
Agreed Upon Enrollment	2,450
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 2,450 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	No

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	July 1, 2019
Invitation to Feasibility Study	April 15, 2020
Preferred Schematic Authorization	April 27, 2022
Project Scope & Budget Authorization	On April 24, 2024 Board agenda
Reimbursement Rate Before Incentives	74.52%
Incentive Points	1.47 – Maintenance 3.00 – Energy Efficiency – “Green Schools” <sup>1</sup> 1.00 – Indoor Air Quality – “Green Schools” <sup>1</sup>
Total Reimbursement Rate <sup>1</sup>	79.99%

<sup>1</sup>The MSBA has provisionally included three (3) incentive points for energy efficiency, and one (1) incentive point for indoor air 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”)	Leftfield, LLC
Designer	Perkins Eastman

## 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 \$497,517,901, which includes an estimated construction cost of \$412,006,854 (\$700/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$292,424,216, which excludes the following: feasibility study and schematic design costs associated with additional appropriation funds to repeat the Feasibility Study; OPM and Designer fees associated with excluded scope; OPM and Designer

fees beyond MSBA’s funding limits; costs associated with permitting; costs associated with other administrative costs; construction costs for building and site work beyond MSBA funding limits, which includes scope associated with ineligible building area and the parking garage; costs associated with mailing and moving; costs exceeding the \$1,200 per student allowance for furniture, fixtures, and equipment; costs exceeding 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: 2,450 Proposed Total Square Feet: 588,595 (includes 165,995 sf parking garage)	District’s Proposed Project Budget
Project Budget <sup>1</sup>	\$476,917,558
Scope Exclusions/Ineligible Costs	-\$184,493,342
Third Party Funding	-\$0
Estimated Basis of Total Facilities Grant	\$292,424,216
Reimbursement Rate	79.99%
Estimated Maximum Total Facilities Grant before Cost Recovery <sup>2</sup>	\$233,910,130
Commissioning Costs Associated with Ineligible Building Area	-\$20,323
Cost Recovery Associated with Prior Projects	-\$0
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$233,889,807
Owner’s and Construction Contingencies	\$20,600,343
Ineligible Owner’s and Construction Contingencies	-\$14,420,240
Potentially Eligible Owner’s and Construction Contingencies	\$6,180,103
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures	\$4,943,464
Total Project Budget	\$497,517,901
Maximum Total Facilities Grant <sup>3,4</sup>	\$238,833,271

<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 \$233,889,807; however, the District may be eligible for up to an additional \$4,943,464 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 \$238,833,271 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Revere High School with a new facility serving grades 9-12 on an alternative site known as the “Wonderland” site, which said MSBA Board authorization shall be conditioned upon the District fulfilling any applicable MEPA requirements associated with a MEPA Review.