

District: City of Boston
 School Name: Henry Dearborn Middle School
 Recommended Category: Project Scope and Budget
 Date: March 19, 2014

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 Boston to replace the existing Henry Dearborn Middle School facility with a new Dearborn 6-12 Stem/Early College Academy on the existing site.

District Information	
District Name	City of Boston
Early Childhood Centers	1 (PK) 4 (PK-1) 1 (PK-2) 1 (PK-3) 1 (K-3)
Elementary School(s)	40 (PK-5) 5 (K-5) 1 (PK-6) 1 (2-6) 19 (PK-8) 2 (K-8)
K-12 Facilities	1 (PK-12) 1 (1-12)
Middle/High Schools	3 (6-12) 3 (7-12)
Middle School(s)	1 (3-8) 1 (4-8) 8 (6-8) 1 (6-9)
High School(s)	22 (9-12)
Priority School Name	Henry Dearborn Middle School
Type of School	Middle School
Grades Served	6-9 (added 9 th grade students for the 2013-2014 school year)
Year Opened	1912
Existing Square Footage	111,880
Additions	Annex constructed in 1940's
Acreage of Site	2.6 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Plumbing systems - Accessibility In addition to the physical plant issues, the City reported that the

District Information	
	existing facility will not support the delivery of its intended STEM educational program.
Original Design Capacity	Unknown
2013-2014 Enrollment	258 (Grades 6-9)
Agreed Upon Enrollment	600
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 600 students in grades 6-12.

MSBA Board Votes	
Invitation to Feasibility Study	January 27, 2010
Preferred Schematic Authorizations	October 2, 2013
Project Scope & Budget Authorization	On March 26, 2014 Board agenda
Reimbursement Rate Before Incentives	70.47%
Incentive Points	1.87 – Maintenance 1.00 – CM @ Risk ¹ 2.00 – Energy Efficiency – “Green Schools” ²
Total Reimbursement Rate ¹	75.34%

¹ The MSBA has provisionally included one (1) incentive point for the Construction Manager at Risk construction delivery method, subject to the District receiving approval from the Office of the Inspector General to utilize this method.

² 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 receive approval for the Construction Manager at Risk delivery method and/or 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	Daedalus Projects, Incorporated
Designer	Jonathan Levi Architects, 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 \$73,498,295, which includes an estimated construction cost of \$60,245,740 (\$470/sf). The estimated basis of the Total Facilities Grant would be \$48,600,199, which excludes recording fees, costs associated with the photovoltaic system, ineligible costs associated with abatement of asbestos-containing floor materials, site costs in excess of 8% of total building cost, construction costs in excess of \$275/sf plus eligible demolition and abatement, FF&E costs in excess of \$2,400/student, and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 600 Total Square Feet: 128,304	District's Proposed Project Budget
Project Budget ¹	\$70,688,465
Scope Exclusions/Ineligible Costs	-\$22,088,266
Estimated Basis of Total Facilities Grant	\$48,600,199
Reimbursement Rate	75.34%
Estimated Maximum Total Facilities Grant ²	\$36,615,390
Potentially eligible owner's and construction contingencies	\$1,002,457
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$755,251
Total Project Budget	\$73,498,295
Maximum Total Facilities Grant ³	\$37,370,642

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 \$36,615,390; however, the District may be eligible for up to an additional \$755,251 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 \$37,370,642 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Henry Dearborn Middle School facility with a new Dearborn 6-12 Stem/Early College Academy on the existing site.