

District: East Bridgewater
 School Name: East Bridgewater Junior/Senior High School
 Recommended Category: Project Scope and Budget
 Date: January 12, 2011

Recommendation:

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the East Bridgewater Public School District to build a new East Bridgewater Junior/Senior High School as part of the MSBA's Model School program.

District Information	
District Name:	Town of East Bridgewater
Elementary/Middle Schools:	- Central Elementary School (PK-3) - Gordon W. Mitchell Middle School (4-8)
High School:	1 - East Bridgewater High School
Priority School Name:	East Bridgewater High School
Type of School:	High School
Grades Served:	9-12
Year Opened:	1957
Total Square Footage:	160,542 (including 1975 addition)
Additions:	1975 - Major renovation and a four story addition which included student dining and science labs, multi-purpose gym, and metal shop space.
Acreage of Site:	Approximately 60 acres
Building Issues:	The District noted deficiencies in the following areas: <ul style="list-style-type: none"> - Environment for educational delivery - Exterior envelope and structural system of 1975 addition - Interior materials containing hazardous materials - Building and accessibility code compliance - Antiquated mechanical, electrical, plumbing and septic systems
Original Design Capacity:	750 (including 1975 addition)
2009-2010 Enrollment:	425 (7-12), 566 (9-12)
Agreed Upon Enrollment:	950
Enrollment Specifics:	The District's desire to incorporate grades 7 and 8 resulted in a mutually agreed upon design enrollment of 950 students serving grades 7-12.

MSBA Board Votes	
Invitation to Feasibility Study/ Invitation to Participate in MSBA's Model School Program:	May 26, 2010
Project Scope & Budget Authorization:	January 12, 2011

Consultants	
Owners Project Manager:	RF Walsh Collaborative Partners
Designer:	Architecture Involution, LLC (Ai3)

Discussion:

MSBA staff have reviewed the schematic drawings and specifications provided by the District and have met with the District and its consultants to discuss scope and budget. The District has provided a total project budget of \$77,149,353 which includes an estimated construction cost of \$60,320,137. The basis of the Total Facilities Grant would be \$66,703,252, which excludes any site work costs over 8% of the building construction costs, ineligible hazardous material abatement costs, building costs associated with the District-wide offices, all design costs associated with the wastewater treatment facility and irrigation systems, FF&E costs over the allowance of \$2,400 per student, and all alternates. The District has included alternates for a wastewater treatment facility, running track, stadium bleachers and press box, sports field irrigation and synthetic turf, and photovoltaic panels. The District understands that all costs associated with the proposed alternates are categorically ineligible for reimbursement by the MSBA and would be 100% borne by the District. The alternates total \$5,225,679 and have been included in the total project budget amount.

The proposed project includes a wastewater treatment facility that would replace an existing non-compliant septic system that currently serves the existing High School and adjacent Elementary School. The proposed project is located adjacent to a municipal complex that includes other schools, the Town Hall, Police Station and Fire Station. Although some or all of the sanitary waste associated with these municipal facilities may be connected to the proposed wastewater treatment facility in the future if feasible, the District has confirmed that this project does not and will not include work associated with these other facilities or associated connections into the wastewater treatment facility that is being designed and constructed as part of this project to serve the proposed high school and existing elementary school.

East Bridgewater Junior/Senior High School 950 Students 213,584 square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$77,149,353	\$66,703,252
Cost per square foot	\$361/SF	\$312/SF
Total Construction Budget	\$60,320,137	\$55,785,543
Cost per square foot*	\$282/SF	\$261/SF
Reimbursement Rate		64.94%
Total Maximum Facilities Grant		\$43,317,092

* Does not include Construction Contingency

MSBA staff recommends a Total Maximum Facilities Grant of \$43,317,092 for the Project Scope and Budget Agreement and Project Funding Agreement for the new Model School construction of the East Bridgewater Junior/Senior High School.