

District: Town of Sharon
 School Name: Sharon High School
 Recommended Category: Project Scope and Budget
 Date: October 23, 2019

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 Sharon (the “District”) to replace the existing Sharon High School with a new facility serving grades 9-12 on the existing site.

District Information	
District Name	Town of Sharon
Elementary School(s)	Cottage Street Elementary School East Elementary School Heights Elementary School
Middle School(s)	Sharon Middle School
High School(s)	Sharon High School
Priority School Name	Sharon High School
Type of School	High School
Grades Served	9-12
Year Opened	1956
Existing Square Footage	168,422
Additions	33,500 square foot addition in 1963; 25,000 square foot addition in 1997; and 1,200 square foot weight room addition in 2010
Acreage of Site	13.7
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Overcrowding - Building Envelope - Windows - Mechanical systems - Electrical systems - Plumbing systems - Accessibility
Original Design Capacity	950
2018-2019 Enrollment	1,121
Agreed Upon Enrollment	1,250
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,250 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	February 15, 2017
Invitation to Feasibility Study	December 13, 2017
Preferred Schematic Authorization	June 26, 2019
Project Scope & Budget Authorization	On October 30, 2019 Board agenda

Reimbursement Rate Before Incentives	45.32%
Incentive Points	1.63 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	48.95%

¹The 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, and the MSBA will adjust the reimbursement rate accordingly.

Consultants	
Owner’s Project Manager (the “OPM”)	PMA Consultants, LLC
Designer	Tappé Associates, 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 \$163,000,000, which includes an estimated construction cost of \$125,792,153 (\$524/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$103,646,748, which excludes legal fees, OPM and Designer fees associated with ineligible auditorium space and site improvements, site costs in excess of 8% of total building cost, construction costs in excess of \$333/sq. ft. plus eligible demolition and abatement, construction costs associated with ineligible square footage, costs associated with abatement of asbestos-containing floor materials, 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, and owner’s and construction contingency costs.

Costs associated with the commissioning of ineligible square footage will result in the recovery of a portion of the overall commissioning cost. The MSBA has calculated this recovery of funds to be \$5,781 and this amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

Additionally, demolition of the existing Sharon High School will result in the MSBA recovering a portion of state funds previously paid to the District for the Sharon High School Green Repair Project #201102660505G, completed in September 2011. The MSBA has calculated this recovery of funds to be \$686,762 and this amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 1,250 Proposed Total Square Feet: 240,204	District’s Proposed Project Budget
Project Budget ¹	\$150,215,198
Scope Exclusions/Ineligible Costs	-\$46,568,450
Estimated Basis of Total Facilities Grant	\$103,646,748
Reimbursement Rate	48.95%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$50,735,083
Cost Recovery	-\$692,543
Estimated Maximum Total Facilities Grant ²	\$50,042,540

Potentially Eligible Owner's and Construction Contingencies	\$7,723,116
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$3,780,465
Total Project Budget	\$163,000,000
Maximum Total Facilities Grant ^{3,4}	\$53,823,005

¹Does not include Owner's or Construction Contingencies.

²Does not include any grant funds for potentially eligible Owner's or Construction Contingency Expenditures; subject to MSBA review and audit.

³Includes 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.

⁴Maximum 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 \$50,042,540; however, the District may be eligible for up to an additional \$3,780,465 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 \$53,823,005 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Sharon High School with a new facility serving grades 9-12 on the existing site.