

District: Central Berkshire Regional School District
 School Name: Wahconah Regional High School
 Recommended Category: Project Scope and Budget
 Date: April 3, 2019

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Central Berkshire Regional School District (the “District”) to replace the existing facility with a new Wahconah Regional High School on the existing site.

District Information	
District Name	Central Berkshire Regional School District
Elementary Schools	Becket Washington Elementary School (PK-5) Craneville Elementary School (K-5) Kittredge Elementary School (PK-5)
Middle School	Nessacus Regional Middle School (6-8)
High School	Wahconah Regional High School (9-12)
Priority School Name	Wahconah Regional High School
Type of School	High School
Grades Served	9-12
Year Opened	1961
Existing Square Footage	114,000
Additions	1971 - 5 classroom addition 1975 - 2 classroom addition (prefabricated temporary units)
Acreage of Site	40.9 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Structural integrity - Mechanical systems - Electrical systems - Envelope - Windows - Roof - Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.
Original Design Capacity	Unknown
2018-2019 Enrollment	531
Agreed Upon Enrollment	460
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 460 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	July 20, 2016
Invitation to Feasibility Study	May 12, 2017
Preferred Schematic Authorization	October 31, 2018
Project Scope & Budget Authorization	On April 10, 2019 Board agenda
Reimbursement Rate Before Incentives	54.79%
Incentive Points	1.65 – Maintenance 1.00 – CM @ Risk (Received IG Approval December 21, 2018) 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	59.44%

¹Subject to the District’s actual use of the Construction Manager at Risk construction delivery method for the Proposed Project, the MSBA has provisionally included one (1) incentive point. In addition, subject to the District’s intention to meet certain energy efficiency sustainability requirements for the Proposed Project, the MSBA has also provisionally included two (2) incentive points. If the District does not ultimately qualify for some or all of these incentive points the MSBA will adjust the District’s reimbursement rate, accordingly.

Consultants	
Owner’s Project Manager (the “OPM”)	Skanska USA Building Inc.
Designer	Drummey Rosane Anderson 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 \$72,721,109, which includes an estimated construction cost of \$59,585,032 (\$485/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$51,383,073, which excludes legal fees, OPM and Designer fees associated with ineligible gymnasium and auditorium square footage, ineligible costs associated with abatement of flooring materials containing asbestos, site costs in excess of 8% of total building cost, construction costs in excess of \$333/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, and cost associated with the commissioning of ineligible square footage.

Project Scope and Budget Agreement	
Enrollment: 460 Proposed Total Square Feet: 122,760	District’s Proposed Project Budget
Project Budget ¹	\$69,917,032
Scope Exclusions/Ineligible Costs	-\$18,533,959
Estimated Basis of Total Facilities Grant	\$51,383,073
Reimbursement Rate	59.44%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$30,542,099
Cost Recovery	\$1,431
Estimated Maximum Total Facilities Grant ²	\$30,540,668
Potentially Eligible Owner’s and Construction Contingencies	\$1,296,869
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures	\$770,859

Total Project Budget	\$72,721,109
Maximum Total Facilities Grant ^{3,4}	\$31,311,527

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 \$30,540,668; however, the District may be eligible for up to an additional \$770,859 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 \$31,311,527 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing facility with a new Wahconah Regional High School on the existing site.