

District: City of Lowell  
 School Name: Lowell 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 City of Lowell (the “District”) for an addition and renovation project at the Lowell High School, contingent upon the City obtaining full ownership, control, and exclusive use of the site.

<b>District Information</b>	
District Name	City of Lowell
Elementary School(s)	Abraham Lincoln School (PK-4) Bartlett Community Partnership School (K-8) Charles W. Morey Elementary School (PK-4) Charlotte M. Murkland Elementary School (PK-4) Dr. Gertrude Bailey Elementary School (PK-4) Greenhalge Elementary School (PK-4) John J. Shaughnessy Elementary School (PK-4) Joseph McAvinnue Elementary School (PK-4) Laura Lee Therapeutic Day School (K-8) Moody Elementary School (PK-4) Pawtucketville Memorial Elementary School (PK-4) Peter W. Reilly Elementary School (K-4) Pyne Arts School (PK-8) Rogers STEM Academy (PK-5) S. Christina McAuliffe Elementary School (PK-4) Washington Elementary School (PK-4)
Middle School(s)	B.F. Butler Middle School (5-8) Dr. An Wang School (5-8) Henry J. Robinson Middle School (5-8) James S. Daley Middle School (5-8) James Sullivan Middle School (5-8) Kathryn P. Stoklosa Middle School (5-8)
High School(s)	Leblanc Therapeutic Day School (9-12) Lowell High School (9-12) The Career Academy (9-12)
Priority School Name	Lowell High School
Type of School	High School
Grades Served	9-12
Year Opened	1892
Existing Square Footage	628,000
Additions	1922 (original 1892 buildings) 1900, 1939 (Freshman Academy Buildings) 1980 (Lord & Fieldhouse buildings) 1997 minor additions & renovations

<b>District Information</b>	
Acreeage of Site	6.6 acres
Building Issues	<p>The District identified deficiencies in the following areas:</p> <ul style="list-style-type: none"> <li>– Structural integrity</li> <li>– Mechanical systems</li> <li>– Electrical systems</li> <li>– Plumbing systems</li> <li>– Envelope</li> <li>– Windows</li> <li>– Roof</li> <li>– Accessibility</li> </ul> <p>In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program as well as existing and projected overcrowding.</p>
Original Design Capacity	Unknown
2018-2019 Enrollment	3,154
Agreed Upon Enrollment	3,520
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 3,520 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	No

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	March 25, 2015
Invitation to Feasibility Study	November 18, 2015
Preferred Schematic Authorization	June 27, 2018
Project Scope & Budget Authorization	On April 10, 2019 Board agenda
Reimbursement Rate Before Incentives	78.95%
Incentive Points <sup>1</sup>	1.40 – Maintenance 1.00 – CM @ Risk (Received IG Approval January 24, 2019) 3.12 – Major reconstruction or renovation/reuse 2.00 – Energy Efficiency – “Green Schools”
Total Reimbursement Rate <sup>1</sup>	80.00%

<sup>1</sup>By statute, 80% is the District’s maximum reimbursement rate. Here, the District’s base reimbursement rate is 78.95% before applying any incentive points. After applying the maintenance incentive points, this results in a maximum reimbursement rate of 80%.

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Skanska USA Building, Inc.
Designer	Perkins Eastman Architects, DPC

## Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss the project’s scope and budget. The District has provided a Total Project Budget of \$343,399,220, which includes an estimated construction cost of \$270,444,856 (\$434/sq.

ft.). The Estimated Basis of Total Facilities Grant would be \$262,540,595, which excludes: OPM and Designer fees associated with ineligible auditorium areas beyond guidelines; ineligible costs associated with abatement of asbestos-containing floor materials; costs associated with a synthetic turf field; ineligible costs associated with a school store, bank, community health center, and auditorium areas beyond guidelines; costs associated with the commissioning of ineligible square footage; construction costs in excess of the \$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; costs in excess of the \$1,200 per student allowance for technology; and owner's and construction contingency costs.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 3,520	District's Proposed
Proposed Total Square Feet: 622,777	Project Budget
Project Budget <sup>1</sup>	\$322,415,625
Scope Exclusions/Ineligible Costs	-\$59,875,030
Estimated Basis of Total Facilities Grant	\$262,540,595
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant before Cost Recovery <sup>2</sup>	\$210,032,476
Cost Recovery	-\$9,440
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$210,023,036
Potentially Eligible Owner's and Construction Contingencies	\$7,461,712
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$5,969,370
Total Project Budget	\$343,399,220
Maximum Total Facilities Grant <sup>3,4</sup>	\$215,992,406

<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 \$210,023,036; however, the District may be eligible for up to an additional \$5,969,370 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 \$215,992,406 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project at the Lowell High School, contingent upon the City obtaining full ownership, control, and exclusive use of the site.