

District: City of Boston  
 School Name: Josiah Quincy Upper School  
 Recommended Category: Project Scope and Budget  
 Date: October 21, 2020

**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 construct a new Josiah Quincy Upper School on the existing Josiah Quincy Upper School annex site at 900 Washington Street, Boston. MSBA staff accepts the District’s Schematic Design, contingent upon the District gaining full ownership, control, and exclusive use of the proposed site.

<b>District Information</b>	
District Name	City of Boston
Elementary School(s)	7 Schools (Early Learners) 40 Schools (K-5) 33 Schools (K-8)
Middle School(s)	6 Schools (6-8)
High School(s)	6 Schools (K-12 Special Education) 4 Schools (6-12) 3 Schools (7-12) 20 Schools (9-12) 5 Alternative Schools (9-12)
Priority School Name	Josiah Quincy Upper School
Type of School	Middle-High School
Grades Served	6-12
Year Opened	1911
Existing Square Footage	97,973
Additions	Modular classrooms (2000)
Acreage of Site	1.01 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <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> 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
2019-2020 Enrollment	533
Agreed Upon Enrollment	650
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 650 students serving grades 6-12.

<b>District Information</b>	
Total Project Budget – Debt Exclusion Anticipated	No

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	N/A
Invitation to Feasibility Study	November 19, 2009
Preferred Schematic Authorizations	April 15, 2020
Project Scope & Budget Authorization	District is targeting Board authorization on October 28, 2020
Reimbursement Rate Before Incentives	61.05%
Incentive Points <sup>1</sup>	1.89 – Maintenance 1.00 - CM at Risk 2.00 – Energy Efficiency – “Green Schools”
Total Reimbursement Rate <sup>1</sup>	65.94%

<sup>1</sup> Subject to the approval of the Office of the Inspector General for the District’s use of the Construction Manager at Risk (CMR) construction delivery method for the Proposed Project and that the District actually uses the 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.

<b>Consultants</b>	
Owner’s Project Manager	Skanska USA Building, Inc
Designer	HMFH Architects, Inc

## 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 \$193,591,467, which includes an estimated construction cost of \$146,812,305 (\$825/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$79,093,211, which excludes costs incurred after the first feasibility study completed prior to the November 19, 2014 MSBA Board Meeting, consultant fees associated with scope excluded auditorium area, designer fees over the 10% of construction cost, costs associated with abatement of asbestos-containing floor materials, contaminated soils and underground fuel storage tanks, construction costs in excess of \$333/sq. ft. plus eligible demolition and abatement, costs associated with swing space, 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.

Also, 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 commissioning-related funds to be \$14,258 which has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 650 Proposed Total Square Feet: 178,024	District’s Proposed Project Budget
Project Budget <sup>1</sup>	\$182,382,357
Scope Exclusions/Ineligible Costs	\$103,289,146
Estimated Basis of Total Facilities Grant	\$79,093,211
Reimbursement Rate	65.94%
Estimated Maximum Total Facilities Grant before Cost Recovery <sup>2</sup>	\$52,154,063
Cost Recovery	- \$14,258
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$52,139,805
Potentially Eligible Owner’s and Construction Contingencies	\$2,936,246
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures	\$1,936,161
Total Project Budget	\$193,591,467
Maximum Total Facilities Grant <sup>3,4</sup>	\$54,075,966

<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.

The District presented an update regarding its proposed project to the MSBA Facilities Assessment Subcommittee (“FAS”) on October 7, 2020. MSBA staff and members of the FAS discussed several topics including:

- how the design enrollment of the building informs the total building capacity, including the core academic spaces, cafeteria and gymnasium;
- how the exterior envelope and building massing has been developed to recognize the importance of the building to the neighborhood and considering the perspective of the pedestrian and adjoining properties;
- recommendations of the elevator study, vertical circulation, plans for evacuation, and compliance with maximum 1.50 grossing factor;
- status of the District obtaining full ownership, control, and exclusive use of the proposed project site; and
- status of community outreach, and potential community concerns.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$52,139,805; however, the District may be eligible for up to an additional \$1,936,161 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 \$54,075,966 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Boston Josiah Quincy Upper School facility with a new 6-12 school on the existing Josiah Quincy Upper School annex site, contingent upon the District gaining full ownership, control, and exclusive use of the proposed site.