

District: Nauset Regional School District  
 School Name: Nauset Regional High School  
 Recommended Category: Project Scope and Budget  
 Date: February 6, 2020

**Recommendation**

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Nauset Regional School District (the “District”) for an addition and renovation project at the Nauset Regional High School contingent upon the District gaining full ownership, control, and exclusive use of the site.

<b>District Information</b>	
District Name	Nauset Regional School District
Elementary School(s)	N/A
Middle School(s)	Nauset Regional Middle School (6-8)
High School(s)	Nauset Regional High School (9-12)
Priority School Name	Nauset Regional High School
Type of School	High School
Grades Served	9-12
Year Opened	1970
Existing Square Footage	178,058
Additions	In 1995 a seventh building was added to the campus, the roofs of all original buildings were replaced, and the electrical panels were upgraded. Roofs and windows were replaced campus-wide in 2012.
Acreage of Site	72 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>– Building Interiors &amp; Finishes</li> </ul> In addition to the physical plant issues, the District reported insufficient square footage, overcrowding, and accessibility concerns.
Original Design Capacity	800
2018-2019 Enrollment	937
Agreed Upon Enrollment	905
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 905 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	Yes

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	February 15, 2017
Invitation to Feasibility Study	February 14, 2018
Preferred Schematic Authorization	August 28, 2019

Project Scope & Budget Authorization	On February 13, 2020 Board agenda
Reimbursement Rate Before Incentives	37.32%
Incentive Points	1.49 – Maintenance 2.58 – Major Reconstruction or Reno/Reuse <sup>1</sup> 2.00 – Energy Efficiency – “Green Schools” <sup>2</sup>
Total Reimbursement Rate <sup>1</sup>	43.39%

<sup>1</sup> The MSBA has provisionally included 2.58 incentive points for reno/reuse, subject to the District maintaining the proportion of renovated and new construction space outlined in the Schematic Design submission. If the District changes the proportion of renovated and new construction space in future phases of the project, the District may not qualify for these incentive points, and the MSBA will adjust the reimbursement rate accordingly.

<sup>2</sup> The MSBA has provisionally included 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.

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Daedalus Projects, Inc.
Designer	Flansburgh Associates, 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 \$131,825,665, which includes an estimated construction cost of \$104,708,165 (\$489/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$82,878,551, which excludes: legal fees; OPM and Designer fees associated with ineligible square footage; OPM and Designer fees associated with the septic system; costs associated with the abatement of asbestos-containing floor materials; 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 swing space and modulars; costs associated with mailing and moving; costs in excess of the \$1,200 per student allowance for furnishings, fittings and equipment; and owner’s and construction contingency costs.

Additionally, the anticipated demolition of a portion of the existing facility will result in the MSBA recovering a portion of state funds previously paid to the District for the Green Repair project at Nauset Regional High School (MSBA ID# 201106600505G), which was completed in 2012. The MSBA has calculated this recovery of funds to be \$367,728. 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 \$20,711. Both cost recovery amounts have been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 905 Proposed Total Square Feet: 214,250	District’s Proposed Project Budget
Project Budget <sup>1</sup>	\$126,175,665
Scope Exclusions/Ineligible Costs	-\$43,297,114
Estimated Basis of Total Facilities Grant	\$82,878,551
Reimbursement Rate	43.39%

Estimated Maximum Total Facilities Grant before Cost Recovery <sup>2</sup>	\$35,961,003
Cost Recovery	-\$388,439
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$35,572,564
Potentially Eligible Owner's and Construction Contingencies	\$2,544,163
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$1,103,912
Total Project Budget	\$131,825,665
Maximum Total Facilities Grant <sup>3,4</sup>	\$36,676,476

<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 \$35,572,564; however, the District may be eligible for up to an additional \$1,103,912 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 \$36,676,476 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project at the Nauset Regional High School contingent upon the District gaining full ownership, control, and exclusive use of the site.