

District: City of Worcester
 School Name: Doherty Memorial High School
 Recommended Category: Project Scope and Budget
 Date: August 19, 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 Worcester (the “District”) to replace the existing Doherty Memorial High School with a new grades 9-12 facility on the site of the existing Doherty Memorial High School.

District Information	
District Name	City of Worcester
Elementary School(s)	1 (PK) 20 (PK-6) 13 (K-6)
Middle School(s)	1 (6-8) 3 (7-8)
High School(s)	1 (7-12) 5 (9-12) 1 (11-12)
Priority School Name	Doherty Memorial High School
Type of School	High School
Grades Served	9-12
Year Opened	1966
Existing Square Footage	167,000
Additions	N/A
Acreage of Site	20 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Plumbing systems - 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
2019-2020 Enrollment	1,499
Agreed Upon Enrollment	1,670
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,670 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	No

MSBA Board Votes	
Invitation to Eligibility Period	February 15, 2017
Invitation to Feasibility Study	February 14, 2018
Preferred Schematic Authorization	April 15, 2020
Project Scope & Budget Authorization	On August 26, 2020 Board agenda
Reimbursement Rate Before Incentives	80.00%
Incentive Points	1.43 – Maintenance
Total Reimbursement Rate ¹	80.00%

¹By statute, 80.00% is the District’s maximum reimbursement rate and the District’s base reimbursement rate is 80.00% before applying any incentive points. Therefore, the District is not eligible to receive any incentive points as the base reimbursement rate results in a maximum reimbursement rate of 80.00%.

Consultants	
Owner’s Project Manager (the “OPM”)	Tishman Construction Corporation of Massachusetts
Designer	Lamoureux Pagano Associates 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 \$293,384,178, which includes an estimated construction cost of \$238,910,676 (\$566/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$155,751,885, which excludes: OPM and Designer fees associated with ineligible site and building costs, ineligible costs associated with the parking garage, ineligible costs associated with abatement of asbestos-containing floor materials, site costs in excess of 8% of total building cost, ineligible costs associated with the outbuilding, 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, costs in excess of the \$1,200 per student allowance for technology, and owner’s and construction contingency costs.

Additionally, 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 \$45,875, which has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 1,670	District’s Proposed
Proposed Total Square Feet: 421,858	Project Budget
Project Budget ¹	\$274,190,821
Scope Exclusions/Ineligible Costs	-\$118,438,936
Estimated Basis of Total Facilities Grant	\$155,751,885
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$124,601,508
Cost Recovery	-\$45,875
Estimated Maximum Total Facilities Grant ²	\$124,555,633
Potentially Eligible Owner’s and Construction Contingencies	\$13,356,739

Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$10,685,391
Total Project Budget	\$293,384,178
Maximum Total Facilities Grant ^{3,4}	\$135,241,024

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 \$124,555,633; however, the District may be eligible for up to an additional \$10,685,391 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 \$135,241,024 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Doherty Memorial High School with a new grades 9-12 facility on the site of the existing Doherty Memorial High School.