

District: Greater Fall River Vocational School District
 School Name: Diman Regional Vocational Technical High School
 Recommended Category: Project Scope and Budget
 Date: December 8, 2021

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Greater Fall River Vocational School District (the “District”) to replace the existing Diman Regional Vocational Technical High School with a new facility on the existing site.

District Information	
District Name	Greater Fall River Vocational School District
Elementary School(s)	N/A
Middle School(s)	N/A
High School(s)	Diman Regional Vocational Technical High School
Priority School Name	Diman Regional Vocational Technical High School
Type of School	High School
Grades Served	9-12
Year Opened	1968
Existing Square Footage	234,468
Additions	Minor upgrades to locker rooms in 2014, and remodeling of science labs in 2017.
Acreage of Site	33.31 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Electrical systems – Plumbing systems – Envelope – 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 as well as existing and projected overcrowding.
Original Design Capacity	Unknown
2020-2021 Enrollment	1,452
Agreed Upon Enrollment	1,500
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,500 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 13, 2017
Invitation to Feasibility Study	June 26, 2019
Preferred Schematic Authorization	April 14, 2021
Project Scope & Budget Authorization	On December 15, 2021 Board agenda

Reimbursement Rate Before Incentives	76.12%
Incentive Points	1.65 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	79.77%

¹ The MSBA has provisionally included two (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.

Consultants	
Owner’s Project Manager (the “OPM”)	Colliers Project Leaders NE, LLC
Designer	Kaestle Boos Associates, 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 \$293,479,760, which includes an estimated construction cost of \$242,300,294 (\$619/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$182,747,871, which excludes legal fees, OPM and Designer fees in excess of MSBA funding limits, costs associated with permitting, costs associated with ineligible Administration / Guidance area and District offices, ineligible costs associated with abatement of asbestos-containing floor materials, ineligible costs associated with the removal of a fuel storage tank, site costs in excess of 8% of total building cost, construction costs in excess of \$360/sq. ft. plus eligible demolition and abatement, costs associated with mailing and moving, any ineligible costs associated with a concessions outbuilding, costs associated with the commissioning of ineligible square footage, and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 1,500	District’s Proposed
Proposed Total Square Feet: 394,650	Project Budget
Project Budget ¹	\$282,576,247
Scope Exclusions/Ineligible Costs	-\$99,828,376
Estimated Basis of Total Facilities Grant	\$182,747,871
Reimbursement Rate	79.77%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$145,777,977
Cost Recovery	-\$5,283
Estimated Maximum Total Facilities Grant ²	\$145,772,694
Potentially Eligible Owner’s and Construction Contingencies	\$3,634,504
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures	\$2,899,244
Total Project Budget	\$293,479,760
Maximum Total Facilities Grant ^{3,4}	\$148,671,938

¹ Does not include Owner’s or Construction Contingencies.

² Does not include any grant funds for potentially eligible Owner’s or Construction Contingency Expenditures; subject to MSBA review and audit.

³*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.*

⁴*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 \$145,772,694; however, the District may be eligible for up to an additional \$2,899,244 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 \$148,671,938 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Diman Regional Vocational Technical High School with a new facility on the existing site.