

District: Northeast Metropolitan Regional Vocational School District
 School Name: Northeast Metropolitan Regional Vocational High School
 Recommended Category: Project Scope and Budget
 Date: August 18, 2021

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Northeast Metropolitan Regional Vocational School District (the “District”) to replace the existing Northeast Metropolitan Regional Vocational High School with a new facility on the site of the existing school.

District Information	
District Name	Northeast Metropolitan Regional Vocational School District
Elementary School(s)	N/A
Middle School(s)	N/A
High School(s)	Northeast Metropolitan Regional Vocational High School
Priority School Name	Northeast Metropolitan Regional Vocational High School
Type of School	High School
Grades Served	9-12
Year Opened	1970
Existing Square Footage	240,138
Additions	1975 Storage Garage
Acreage of Site	42.73 acres
Building Issues	<p>The District identified deficiencies in the following areas:</p> <ul style="list-style-type: none"> – Structural integrity – Mechanical systems – Electrical systems – Plumbing systems – Envelope – Windows – Roof – Accessibility <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	900
2020-2021 Enrollment	1,281
Agreed Upon Enrollment	<p>1,250 as Currently Configured (Grade Configuration 9-12) 1,722 with Proposed Expansion of Chapter 74 Programming (Grade Configuration 9-12) Between 1,250-1,722 with Expansion of Chapter 74 Programming (Grade Configuration 9-12)</p>
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,600 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	April 10, 2019
Preferred Schematic Authorization	February 11, 2021
Project Scope & Budget Authorization	On August 25, 2021 Board agenda
Reimbursement Rate Before Incentives	73.26%
Incentive Points	1.58 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	76.84%

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”)	PMA Consultants, LLC
Designer	Drummey Rosane Anderson, Inc.

Discussion

MSBA staff notes that since the February 11, 2021, MSBA Board of Directors approval of the District’s Preferred Schematic, the District has made changes in the design that include relocation of the main entrance, reducing the length of the proposed building by 240 feet, relocating the building further away from the proximity of the southern property line, reorganization of the Chapter 74 programs, and the addition of a floor level.

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 \$317,422,620, which includes an estimated construction cost of \$243,591,092 (\$630/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$179,667,457, which excludes legal fees, OPM and Designer fees in excess of MSBA funding limits, costs associated with abatement of asbestos-containing floor materials, costs associated with proposed out-buildings, site costs in excess of 8% of total building cost, costs associated with ineligible square footage, construction costs in excess of \$360/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, costs associated with the commissioning of ineligible square footage, and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 1,600	District’s Proposed Project Budget
Proposed Total Square Feet: 386,630	
Project Budget ¹	\$297,770,541
Scope Exclusions/Ineligible Costs	-\$118,103,084
Estimated Basis of Total Facilities Grant	\$179,667,457
Reimbursement Rate	76.84%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$138,056,474

Cost Recovery	-\$12,186
Estimated Maximum Total Facilities Grant ²	\$138,044,288
Potentially Eligible Owner's and Construction Contingencies	\$3,653,866
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$2,807,631
Total Project Budget	\$317,422,620
Maximum Total Facilities Grant ^{3,4}	\$140,851,919

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 \$138,044,288; however, the District may be eligible for up to an additional \$2,807,631 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 \$140,851,919 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Northeast Metropolitan Regional Vocational High School with a new facility on the site of the existing school.