

District: City of Haverhill
 School Name: Dr. Albert B. Consentino Middle School
 Recommended Category: Project Scope and Budget
 Date: October 19, 2022

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 Haverhill (the “District”) to replace the existing Dr. Albert B. Consentino Middle School with a new facility serving grades 5-8 on the existing school site.

District Information	
District Name	City of Haverhill
Elementary Schools	Moody Pre-School (PK) Walnut Elementary School (K-2) Tilton Lower School (K-3) Bradford Elementary School (K-4) Golden Hill Elementary School (K-4) Pentucket Lake Elementary School (K-4) Silver Hill Elementary School (K-5) Caleb Dustin Hunking School (K-8)
Middle Schools	Tilton Upper School (4-6) Dr. Albert B. Consentino Middle School (5-8) Dr. Paul Nettle Middle School (5-8) J.G. Whittier Middle School (5-8)
High Schools	Greenleaf Academy (6-12) Haverhill High School (9-12)
Priority School Name	Dr. Albert B. Consentino Middle School
Type of School	Middle School
Grades Served	5-8
Year Opened	1969
Existing Square Footage	114,000
Additions	N/A
Acreage of Site	28.1 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Mechanical systems – 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 overcrowding.
Original Design Capacity	Unknown
2021-2022 Enrollment	730 students
Agreed Upon Enrollment	1,080 students

District Information	
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,080 students serving grades 5-8 including taking Tilton Upper School out of service.
Total Project Budget – Debt Exclusion Anticipated	No

MSBA Board Votes	
Invitation to Eligibility Period	December 12, 2018
Invitation to Feasibility Study	April 15, 2020
Preferred Schematic Authorization	June 22, 2022
Project Scope & Budget Authorization	On October 26, 2022 Board agenda
Reimbursement Rate Before Incentives	76.84%
Incentive Points	1.67 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ^{1,2}	80.00%

¹The 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.

²By statute, 80% is the District’s maximum reimbursement rate. Here, the District’s base reimbursement rate is 76.84% before applying any incentive points. After applying maintenance incentive points and a portion of the energy efficiency points, this results in a maximum reimbursement rate of 80%.

Consultants	
Owner’s Project Manager (the “OPM”)	Colliers Project Leaders USA NE, LLC
Designer	Dore + Whittier Architects

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 \$159,944,154, which includes an estimated construction cost of \$125,097,100 (\$683/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$86,799,379, which excludes ineligible feasibility study costs, OPM and Designer fees in excess of MSBA funding limits, costs associated with permitting, costs associated with abatement of asbestos-containing floor materials, 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, costs in excess of the \$1,200 per student allowance for fixtures, furniture, and equipment, and owner’s and construction contingency costs.

Additionally, the proposed demolition of the existing Dr. Albert B. Consentino Middle School will result in the MSBA recovering a portion of state funds previously paid to the District for the 201101280100G window replacement project at the existing facility completed in September 2013. The MSBA has calculated this recovery of funds to be \$446,918 and this amount has been deducted from the Estimated Maximum Total Facilities Grant. An additional \$619 has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant for costs associated with the commissioning of ineligible square footage.

Project Scope and Budget Agreement	
Enrollment: 1,080 Proposed Total Square Feet: 183,128	District's Proposed Project Budget
Project Budget ¹	\$149,245,054
Scope Exclusions/Ineligible Costs	-\$62,445,675
Estimated Basis of Total Facilities Grant	\$86,799,379
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$69,439,503
Cost Recovery ⁵	-\$447,537
Estimated Maximum Total Facilities Grant ²	\$68,991,966
Potentially Eligible Owner's and Construction Contingencies	\$1,876,457
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$1,501,166
Total Project Budget	\$159,944,154
Maximum Total Facilities Grant ^{3,4}	\$70,493,132

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.

⁵Costs 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 funds to be \$619 and this amount has been deducted from the Estimated Total Facilities Grant and the Maximum Total Facilities Grant. The proposed demolition of the existing Dr. Albert B. Consentino Middle School will result in the MSBA recovering a portion of state funds previously paid to the District for the 201101280100G project at the existing facilities completed in September 2013. The MSBA has calculated this recovery of funds to be \$446,918 and this amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$68,991,966; however, the District may be eligible for up to an additional \$1,501,166 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 \$70,493,132 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Dr. Albert B. Consentino Middle School with a new facility serving grades 5-8 on the existing school site.