

District: Town of Wakefield
 School Name: Wakefield Memorial High School
 Recommended Category: Project Scope and Budget
 Date: December 14, 2022

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Wakefield (the “District”) to replace the existing Wakefield Memorial High School with a new three-story facility serving grades 9-12 on the existing school site.

Please note, the District has included an alternate project component in the Total Project Budget which is for the Hemlock Road realignment, and related roundabout and intersection work. The District has confirmed that the alternate project component would be an enhancement to the Project and is not required to construct or operate the Project. The Department of Conservation and Recreation holds an easement over a part of the road that would be a part of the proposed alternate. If the alternate is constructed, the easement would need to be adjusted which may necessitate an Article 97 land swap. Board approval of the Project and the Maximum Total Facilities Grant is not contingent upon the District completing the necessary land transfers related to the Hemlock Road alternate in advance of signing a Project Funding Agreement; however, the District shall agree in the Project Funding Agreement that, should the District elect to construct the Hemlock Road alternate, all MSBA land ownership and control requirements shall be satisfied prior to construction of the Hemlock Road alternate.

District Information	
District Name	Town of Wakefield
Elementary Schools	Doyle Early Childhood Center (PK) Dolbeare Elementary School (K-4) Greenwood Elementary School (K-4) Walton Elementary School (K-4) Woodville Elementary School (K-4)
Middle School	Galvin Middle School (5-8)
High School	Wakefield Memorial High School (9-12)
Priority School Name	Wakefield Memorial High School
Type of School	High School
Grades Served	9-12
Year Opened	1960
Existing Square Footage	250,430
Additions	1972 – 167,000 GSF of academic and support spaces added
Acreage of Site	10.86 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Mechanical systems – Electrical systems – Windows – Roof – Accessibility In addition to the physical plant issues, the District reported that

District Information	
	the existing facility does not support the delivery of its educational program as well as existing overcrowding.
Original Design Capacity	Unknown
2021-2022 Enrollment	846 students
Agreed Upon Enrollment	1,000 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,000 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 11, 2019
Invitation to Feasibility Study	December 16, 2020
Preferred Schematic Authorization	June 22, 2022
Project Scope & Budget Authorization	On December 21, 2022 Board agenda
Reimbursement Rate Before Incentives	49.94%
Incentive Points	1.20 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	53.14%

¹The MSBA has provisionally included two (2) incentive points. If the District does not ultimately qualify for some or all of these incentive points the MSBA will adjust the District’s reimbursement rate, accordingly.

Consultants	
Owner’s Project Manager (the “OPM”)	Leftfield, LLC
Designer	Symmes Maini & McKee Associates

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 \$275,250,903, which includes an estimated construction cost of \$220,459,379 (\$862/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$102,442,672, which excludes OPM and Designer fees associated with ineligible gymnasium and auditorium square footage, OPM and Designer fees in excess of MSBA funding limits, costs associated with abatement of asbestos-containing floor and ceiling materials, costs associated with the removal of an underground 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 an alternate included in the total project budget (offsite Hemlock Road realignment and intersection work), 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, excluded are Designer fees associated with offsite Hemlock roadwork (Environmental permitting, traffic consultant fee, designer fee).

Additionally, the proposed demolition of the Wakefield Memorial High School will result in the MSBA recovering a portion of state funds previously paid to the District for the 201003050505 addition/renovation project at the existing facility completed in January 2011. The MSBA has

calculated this recovery of funds to be \$21,018 and this amount has been deducted from the Estimated Maximum Total Facilities Grant. An additional \$42,270 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: 1,000 Proposed Total Square Feet: 259,847	District's Proposed Project Budget
Project Budget ¹	\$262,023,340
Scope Exclusions/Ineligible Costs	-\$159,580,668
Estimated Basis of Total Facilities Grant	\$102,442,672
Reimbursement Rate	53.14%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$54,438,036
Cost Recovery	-\$63,288
Estimated Maximum Total Facilities Grant ²	\$54,374,748
Potentially Eligible Owner's and Construction Contingencies	\$3,306,891
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$1,757,282
Total Project Budget	\$275,250,903
Maximum Total Facilities Grant ^{3,4}	\$56,132,030

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 \$54,374,748; however, the District may be eligible for up to an additional \$1,757,282 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 \$56,132,030 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Wakefield Memorial High School with a new three-story facility serving grades 9-12 on the existing school site.