

District: City of Watertown
 School Name: Watertown High School
 Recommended Category: Project Scope and Budget
 Date: February 18, 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 Watertown (the “District”) to replace the existing Watertown High School with a new facility serving grades 9-12 on the existing site.

District Information	
District Name	City of Watertown
Elementary School(s)	Early Steps Pre-School (Integrated PK for ages 3-5) Cuniff Elementary School (PK-5) Elementary School (PK-5) Hosmer Elementary School (PK-5) James Russell Lowell Elementary School (PK-5)
Middle School(s)	Watertown Middle School (6-8)
High School(s)	Watertown High School (9-12)
Priority School Name	Watertown High School
Type of School	High School
Grades Served	9-12
Year Opened	1929
Existing Square Footage	222,866
Additions	1934, 1959, 1981, and 2004
Acreage of Site	4.27 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Mechanical systems – Electrical systems – Plumbing systems – Envelope – 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 as well as existing overcrowding.
Original Design Capacity	Unknown
2021-2022 Enrollment	705
Agreed Upon Enrollment	720
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 720 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	No

MSBA Board Votes	
Invitation to Eligibility Period	December 13, 2017

Invitation to Feasibility Study	December 12, 2018
Preferred Schematic Authorization	August 25, 2021
Project Scope & Budget Authorization	On March 2, 2022 Board agenda
Reimbursement Rate Before Incentives	45.52%
Incentive Points	1.81 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	49.33%

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”)	Compass Project Management, Inc.
Designer	Ai3 Architects, LLC

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 \$201,461,673, which includes an estimated construction cost of \$138,651,235 (\$536/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$89,920,231, which excludes legal fees, scope excluded OPM and Designer fees associated with the gymnasium and auditorium, Designer fees in excess of MSBA funding limits, ineligible costs associated with permitting, ineligible costs associated with abatement of asbestos-containing floor materials, ineligible costs associated with abatement of transite utility pipes, ineligible costs associated with the green house, construction costs in excess of \$360/sq. ft. plus eligible demolition and abatement which includes ineligible scope associated with building and parking garage costs, costs associated with swing space/modulars, 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: 720	
Proposed Total Square Feet: 258,914 (includes 58,882 sf parking garage)	District’s Proposed Project Budget
Project Budget ¹	\$192,034,719
Scope Exclusions/Ineligible Costs	-\$102,114,488
Estimated Basis of Total Facilities Grant	\$89,920,231
Reimbursement Rate	49.33%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$44,357,650
Cost Recovery	-\$74,285
Estimated Maximum Total Facilities Grant ²	\$44,283,365
Potentially Eligible Owner’s and Construction Contingencies	\$2,079,768
Potential Additional Grant Funds for Eligible Owner’s and	\$1,025,950

Construction Contingency Expenditures	
Total Project Budget	\$201,461,673
Maximum Total Facilities Grant ^{3,4}	\$45,309,315

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 \$44,283,365; however, the District may be eligible for up to an additional \$1,025,950 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 \$45,309,315 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Watertown High School with a new facility serving grades 9-12 on the existing site.