

District: Town of Webster
 School Name: Bartlett 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 Town of Webster (the “District”) for a major renovation project at the existing Bartlett High School.

District Information	
District Name	Town of Webster
Elementary School(s)	Park Avenue Elementary School (PK-4)
Middle School(s)	Webster Middle School (5-8)
High School(s)	Bartlett High School (9-12)
Priority School Name	Bartlett High School (9-12)
Type of School	High School
Grades Served	9-12
Year Opened	1979
Existing Square Footage	186,000
Additions	1990 – new roof; 2018 – 7,500 sf area previously vocational programming was renovated for District Administration Offices
Acreage of Site	About 60 acres (includes Webster Middle School as well)
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.
Original Design Capacity	Unknown
2021-2022 Enrollment	403
Agreed Upon Enrollment	445
Enrollment Specifics	The Town and MSBA have mutually agreed upon a design enrollment of 445 students for grades 9-12, for a project that will serve grades 9-12 and Pre-kindergarten.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 12, 2018
Invitation to Feasibility Study	April 15, 2020
Preferred Schematic Authorization	August 25, 2021

Project Scope & Budget Authorization	On March 2, 2022 Board agenda
Reimbursement Rate Before Incentives	77.47%
Incentive Points	1.47 – Maintenance 4.76 – Major reconstruction or renovation/reuse 2.00 – Energy Efficiency – “Green Schools”
Total Reimbursement Rate ¹	80.00%

1. By statute, 80.00% is the District’s maximum reimbursement rate. Here, the District’s base reimbursement rate is 77.47% before applying any incentive points. After applying the maintenance incentive points and a portion of the major renovation/reuse incentive points, this results in a maximum reimbursement rate of 80.00%.

Consultants	
Owner’s Project Manager (the “OPM”)	Colliers Project Leaders NE, LLC
Designer	Flansburgh 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 \$101,417,044, which includes an estimated construction cost of \$78,185,900 (\$484/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$64,499,893, which excludes OPM and Designer fees associated with ineligible square footage and site work, costs associated with abatement of asbestos-containing floor materials, costs associated with the removal of existing fuel storage tanks, site costs in excess of 8% of total building cost, construction costs in excess of \$360/sq. ft. plus eligible demolition and abatement, construction cost associated with ineligible site work, costs associated with swing space, 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: 445	District’s Proposed
Proposed Total Square Feet: 161,436	Project Budget
Project Budget ¹	\$95,417,044
Scope Exclusions/Ineligible Costs	-\$30,917,151
Estimated Basis of Total Facilities Grant	\$64,499,893
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$51,599,914
Cost Recovery	-\$22,577
Estimated Maximum Total Facilities Grant ²	\$51,577,337
Potentially Eligible Owner’s and Construction Contingencies	\$2,345,577
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures	\$1,876,462
Total Project Budget	\$101,417,044
Maximum Total Facilities Grant ^{3,4}	\$53,453,799

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 \$51,577,337; however, the District may be eligible for up to an additional \$1,876,462 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 \$53,453,799 for the Project Scope and Budget Agreement and Project Funding Agreement for a major renovation project at the existing Bartlett High School.