

District: Spencer-East Brookfield Regional School District
 School Name: David Prouty High School
 Recommended Category: Project Scope and Budget
 Date: June 15, 2022

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Spencer-East Brookfield Regional School District (the “District”) for an addition and renovation project at the existing David Prouty High School that will continue to serve students in grades 9-12 and will incorporate district-wide Pre-kindergarten.

District Information	
District Name	Spencer-East Brookfield Regional School District
Elementary School(s)	East Brookfield Elementary (PK-6) Wire Village School (4-6)
Middle School(s)	Knox Trail Jr. High (7-8)
High School(s)	David Prouty High School (9-12)
Priority School Name	David Prouty High School
Type of School	High School
Grades Served	9-12
Year Opened	1966
Existing Square Footage	98,780
Additions	Elevator added in mid 1990s
Acreage of Site	56.5-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
Original Design Capacity	Unknown
2021-2022 Enrollment	343
Agreed Upon Enrollment	305 (grade configuration 9-12)
Enrollment Specifics	The Spencer-East Brookfield Regional School District and MSBA have mutually agreed upon a design enrollment of 305 students for grades 9-12, and District-wide 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	December 15, 2021
Project Scope & Budget Authorization	On June 22, 2022 Board agenda
Reimbursement Rate Before Incentives	69.76%

Incentive Points	1.16 – Maintenance 1.27 - Addition/Renovation 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	74.19%

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”)	Colliers Project Leaders NE, LLC
Designer	Jones Whitsett Architects, 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 \$111,587,059, which includes an estimated construction cost of \$91,217,674 (\$719/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$60,378,062, which excludes a portion of the feasibility study amount as a result of previous state funding associated with the District’s 2008 feasibility study, scope excluded OPM and Designer fees associated with the auditorium, costs associated with ineligible square footage, 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, costs in excess of the \$1,200 per student allowance for technology, cost associated with the commissioning of ineligible square footage, and cost associated with owner’s and construction contingency.

Project Scope and Budget Agreement	
Enrollment: 305	District’s Proposed
Proposed Total Square Feet: 126,823	Project Budget
Project Budget ¹	\$107,337,059
Scope Exclusions/Ineligible Costs	-\$46,958,997
Estimated Basis of Total Facilities Grant	\$60,378,062
Reimbursement Rate	74.19%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$44,794,484
Cost Recovery	-\$4,414
Estimated Maximum Total Facilities Grant ²	\$44,790,070
Potentially Eligible Owner’s and Construction Contingencies	\$2,736,530
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures	\$2,030,232
Total Project Budget	\$111,587,059
Maximum Total Facilities Grant ^{3,4}	\$46,820,302

¹ Does 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 \$44,790,070; however, the District may be eligible for up to an additional \$2,030,232 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 \$46,820,302 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition/renovation project at the existing David Prouty High School that will continue to serve students in grades 9-12 and will incorporate district-wide Pre-kindergarten.