

District: Easthampton  
School Name: Easthampton High School  
Recommended Category: Project Scope and Budget Agreement  
Date: March 31, 2010

### 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 Easthampton for the replacement of the existing Easthampton High School.

### Background

The existing 103,000 gross square foot Easthampton High School was built in 1961 and has a current enrollment of 500 students. The District identified a number of building issues associated with the school, including structural cracking in the floors and walls throughout the building. A raised plaza at the entrance of the building acts as a barrier for the handicapped, leaks into the cafeteria below and creates a walking hazard for those entering and exiting the building through the front entrance due to poor drainage. Inadequate ventilation and temperature controls have also been cited as problematic, especially on the first and third floors.

In addition to the physical plant issues, the District identified programmatic deficiencies including severe overcrowding and a lack of programmatic space, leading to the elimination of educational programs. The facility has no auditorium, making it difficult to hold large assemblies.

On November 28, 2007, the MSBA Board of Directors approved staff's recommendation to issue an invitation into the Feasibility Invitation category to further study the problems identified at the Easthampton High School. On November 18, 2009, the MSBA Board voted to allow the City of Easthampton to proceed into schematic design for the replacement of the Easthampton High School on the existing site.

### Discussion

The design enrollment for the proposed new construction project is 510 students for grades 9-12. The newly constructed Easthampton High School will be built on the existing site. The proposed high school is 110,400 square feet with a grossing factor of 1.45. The proposed project does not exceed the agreed upon maximum gross square foot area for the building.

MSBA staff have reviewed the schematic drawings and specifications provided by the District and have met with the District and its consultants to discuss scope and budget. The District has provided a total project budget of \$43,691,108 which includes an estimated construction cost of \$34,223,149. Based upon a construction cost of \$275 per square foot, plus the cost of demolition and eligible building abatement (excludes all costs associated with abatement of asbestos-containing floor materials), the basis of the Total Facilities Grant would be \$40,649,045, which excludes the costs associated with any site work costs over 8% of the building construction costs, FF&E costs over the allowance of \$2,400 per student, and costs associated with swing space and moving. All costs associated with the proposed alternate for a photovoltaic system that are presented with the proposed cost information are categorically ineligible for reimbursement by

the MSBA and would be 100% borne by the District. (Total Alternate Cost Estimate = \$500,000). Also, the proposed maximum Total Facilities Grant amount would be subject to adjustment based on the bid results and audit of the costs incurred.

Easthampton High School 510 Students 110,400 square feet	District's Proposed Total Project Budget	Basis of Maximum Total Facilities Grant
Total Project Budget:	\$43,691,108	\$40,649,045
Project Cost per square foot	\$396/sf	\$368/sf
Total Construction Budget	\$34,223,149	\$31,154,252
Construction Cost per square foot*	\$310/gsf	\$275/gsf plus Demo and In-Bldg Abatement
Reimbursement Rate		62.84%
Maximum Total Facilities Grant		\$25,543,860

\*Does not include Construction Contingency

MSBA staff recommends that **\$40,649,045** be the basis of the maximum Total Facilities Grant for the Project Scope and Budget Agreement and Project Funding Agreement for the replacement of the existing Easthampton High School.