

District: Longmeadow  
School Name: Longmeadow 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 Town of Longmeadow for the construction of a new, 185,000 square-foot facility to replace the existing Longmeadow High School. All costs associated with the renovation of the 1971 portion of the existing facility shall be borne by the District and shall not be eligible for reimbursement by the MSBA.

Background:

Longmeadow High School, the District's prioritized Statement of Interest, is a 248,000 gross square foot facility on a 44.5-acre campus, with a 2008-2009 total enrollment of 1,018 students. The original High School facility was built in 1954, with subsequent additions in 1957, 1958, 1963, 1971, and 2000. The District has identified a number of problematic issues associated with the facility, including but not limited to, the major infrastructure systems. The electrical, plumbing, heating, ventilating, and technology networks are mostly original to the building and have exceeded their life expectancy. Structural issues include evidence of excessive movement at both interior and exterior wall locations, resulting in cracking. Health and safety issues include lack of sprinkler systems, non-compliant access, and materials containing asbestos. In addition to these issues, the District has reported inadequate and inefficient space to administer their educational program.

On November 28, 2007, the MSBA Board of Directors voted to invite the District to conduct a feasibility study for the Longmeadow High School to identify and study possible solutions and, through a collaborative process with the MSBA, reach a mutually agreed-upon solution.

Discussion:

Based upon an agreed design enrollment of 1,000 students, the MSBA, the District, and the design team met several times to discuss the educational program and specific building and site requirements. Based upon the result of this collaboration, MSBA staff recommended the District's preferred option to replace the existing Longmeadow High School at the MSBA Board of Directors' meeting on November 18, 2009, with the condition that the MSBA would not participate in any costs associated with the design, repair, renovation, reconstruction or equipping of the 1971 portion of the facility and that all such costs would be borne by the Town. The MSBA Board of Directors unanimously approved the recommended preferred option, subject to further evaluation by the District

and the design team to ensure that the design allows for the flexibility of future expansion, optimizes daylighting, improves circulation and sight lines for the building, and allows direct pathways from the exterior to the spaces typically used by the community. The District and its design team worked closely with the MSBA to address the concerns listed above, and ultimately produced a redesign of the District's preferred option. Both the District and the MSBA believe that this revised design better meets the educational program of the District, provides daylighting for all classrooms and provides for optimal long-term flexibility.

MSBA staff have received and reviewed the District's schematic design submission and have met with the District and its consultants to discuss scope and budget. The District has provided a total project budget of \$78,452,888, which includes an estimated construction cost of \$63,773,971, which includes both eligible and ineligible spaces. The proposed eligible construction cost is \$271 per square foot plus the cost of demolition and eligible building abatement (excluding all costs associated with the abatement of asbestos-containing floor materials). The basis of the Total Facilities Grant would be \$65,595,405, which excludes any site costs over 8% of the building construction costs, FF&E costs over the allowance of \$2,400 per student, and all costs associated with the renovation and equipping of the 1971 portion of the existing building. Also, the proposed maximum Total Facilities Grant amount would be subject to adjustment based on the bid results and audit of the costs incurred.

Longmeadow High School 1,000 Students 184,365 gross square feet w/out 1971 Bldg	District's Proposed Total Project Budget	Basis of Maximum Total Facilities Grant
Total Project Budget:	\$78,452,888	
Ineligible 1971 Bldg Renovation Budget	\$9,181,907	
Project Budget w/out the 1971 Bldg.	\$69,270,981	\$65,595,405
Project Cost per square foot	\$376 / SF	\$356 / SF
Construction Budget w/out the 1971 Bldg.	\$56,085,116	\$52,693,063
Construction Cost per square foot*	\$304 / SF	\$271 / SF Plus Eligible Demo & Abatement
Reimbursement Rate		51.84%
Total Maximum Facilities Grant		\$34,004,658

\*Does not include Construction Contingency

MSBA staff recommends that **\$65,595,405** be the basis of the maximum Total Facilities Grant for the Project Scope and Budget Agreement and Project Funding Agreement for the construction of the new portion of the Longmeadow High School.