

District: Sutton  
School Name: Sutton Middle/High School  
Recommended Category: Project Scope & Budget  
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 Sutton for an addition/renovation at the existing Sutton Middle/High School.

Background:

Sutton, a town with a population of approximately 8,250 residents, houses all of its public school students in a single campus-style facility consisting of an Early Learning Center, Elementary School, Middle School, and High School. The existing buildings are contiguous and interconnected by corridors. Students that attend Sutton Public Schools enter this campus facility in Pre-Kindergarten and remain until they graduate High School. The Sutton Middle/High School has a current enrollment of 802 students.

The existing facility consists of approximately 285,000 total gross square feet with the Middle School/High School components comprising approximately 133,000 total gross square feet, originally built in 1955 and 1949, respectively. A core building was constructed in 1989 and is located between the Middle and High School and consists of shared program and administration space that is utilized by both the Middle and High School. The existing facility is located near the center of Sutton on a 66-acre site, which includes an existing wellhead protection area and wastewater treatment facility which limit options for building layout and site configurations.

In the District's Statement of Interest (SOI), the District identified a number of concerns within the existing buildings, including poor air quality (HVAC), poor water quality, antiquated and inefficient plumbing systems, lack of effective building security systems, lack of fire protection systems, leaking roof systems, as well as non-compliant accessibility issues (the building is not entirely ADA compliant). In addition to the physical plant issues, the District identified programmatic and space deficiencies including undersized classrooms, and a lack of space for specialized programs. The District is currently utilizing space in the adjacent Elementary School to accommodate Middle School programs.

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

Discussion

Based upon an agreed design enrollment of 840 students for grades 6-12, the MSBA, the District, and the District’s consultant team met several times to discuss the educational program and specific building and site requirements. Based upon this review, the MSBA Board of Directors voted on January 27, 2010 to allow the Town of Sutton to proceed into schematic design for the replacement of the existing middle and high school portions of the facility and the renovation of much of the 1989 core building.

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 \$59,945,474, which includes an estimated construction cost of \$46,356,674, including both eligible and ineligible spaces. The basis of the Total Facilities Grant would be \$53,878,879, which excludes any site costs over 8% of the building construction costs, ineligible costs associated with the existing drinking water well, FF&E costs over the allowance of \$2,400 per student, soft costs in excess of 20% of construction costs, and all costs associated with the renovation and construction of ineligible spaces. Also, the proposed maximum Total Facilities Grant amount would be subject to further adjustment based on the bid results and audit of the costs incurred.

Sutton Middle/ High School 840 Students 171,401 gross square feet w/out ineligible space	District’s Proposed Total Project Budget	Basis of Maximum Total Facilities Grant
Total Project Budget:	\$59,945,474	
Ineligible Space Budget:	\$1,503,137	
Project Budget w/out Ineligible Space:	\$58,442,337	\$53,878,879
Project Cost per square foot:	\$341 / SF	\$314 / SF
Total Construction Budget w/out Ineligible space:	\$44,853,537	\$41,982,399
Construction Cost per square foot:*	\$262 / SF	\$245 / SF
Reimbursement Rate:		55.39%
Total Facilities Grant:		\$29,843,511

\*Does not include Construction Contingency

MSBA staff recommends that \$53,878,879 be the basis of the maximum Total Facilities Grant for the Project Scope and Budget Agreement and Project Funding Agreement for an addition/renovation at the existing Sutton Middle/High School.