

District: Town of Weymouth
 School Name: Maria Weston Chapman Middle School
 Recommended Category: Project Scope and Budget
 Date: April 3, 2019

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 Weymouth (the “District”) for an addition and renovation project to the existing Maria Weston Chapman Middle School for grades 6-8. This recommendation includes MSBA participation limits associated with the District’s proposal to provide a district-wide solution for an expanded enrollment of 1,470 students. The MSBA’s limitations are based on an acceptable square footage for a project designed for 1,230 students.

| District Information | |
|-----------------------------|--|
| District Name | Town of Weymouth |
| Elementary School(s) | Johnson Early Childhood Center (PK) Academy Avenue (K-4) Frederick C. Murphy Elementary School (K-4) Lawrence W. Pingree Elementary School (K-4) Ralph Talbot Elementary School (K-4) Thomas V. Nash Elementary School (K-4) Thomas W. Hamilton Primary School (K-4) William Seach Elementary School (K-4) |
| Middle School(s) | Abigail Adams Middle School (5-6) Maria Weston Chapman Middle School (7-8) |
| High School(s) | Weymouth High School (9-12) |
| Priority School Name | Maria Weston Chapman Middle School |
| Type of School | Middle School |
| Grades Served | 7-8 |
| Year Opened | 1961 |
| Existing Square Footage | 233,230 |
| Additions | 1972 Addition |
| Acreage of Site | 15.9 acres |
| Building Issues | The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Mechanical systems – Electrical systems – Plumbing systems – 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 |
| 2018-2019 Enrollment | 883 |
| Agreed Upon Enrollment | 1,470 - The MSBA has applied participation limitations based on an acceptable square footage for a project designed for 1,230 students. |

| District Information | |
|---|--|
| Enrollment Specifics | The District and MSBA have mutually agreed upon a design enrollment of 1,470 students serving grades 6-8. The MSBA has applied participation limitations based on an acceptable square footage for a project designed for 1,230 students, per MSBA letter dated October 4, 2018. |
| Total Project Budget – Debt Exclusion Anticipated | Yes |

| MSBA Board Votes | |
|---------------------------------------|---|
| Invitation to Eligibility Period | May 25, 2016 |
| Invitation to Feasibility Study | November 9, 2016 |
| Preferred Schematic Authorization | October 31, 2018 |
| Project Scope & Budget Authorization | On April 10, 2019 Board agenda |
| Reimbursement Rate Before Incentives | 56.26% |
| Incentive Points | 1.31 – Maintenance 1.00 – CM @ Risk ¹ 0.51 – Major reconstruction or renovation/reuse 2.00 – Energy Efficiency – “Green Schools” ¹ |
| Total Reimbursement Rate ¹ | 61.08% |

¹Subject to the approval of the Office of the Inspector General for the District’s use of the Construction Manager at Risk construction delivery method for the Proposed Project and that the District actually uses that construction delivery method for the Proposed Project, the MSBA has provisionally included one (1) incentive point. In addition, subject to the District’s intention to meet certain energy efficiency sustainability requirements for the Proposed Project, the MSBA has also provisionally included two (2) incentive points. If the District does not ultimately qualify for some or all of these incentive points the MSBA will adjust the District’s reimbursement rate, accordingly.

| Consultants | |
|-------------------------------------|-----------------------|
| Owner’s Project Manager (the “OPM”) | Hill International |
| Designer | HMFH Architects, Inc. |

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss the project’s scope and budget. The District has provided a Total Project Budget of \$164,235,130, which includes an estimated construction cost of \$128,105,641 (\$508/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$93,829,663, which excludes legal fees; OPM fees associated with extra services and other administrative costs; OPM and Designer fees associated with ineligible gymnasium and auditorium square footage; costs associated with the removal of flooring material containing asbestos; costs associated with the removal of hazardous soils; site costs in excess of 8% of total building cost; costs associated with ineligible square footage in Core Academic, Special Education, Art and Music, Vocations and Technology, Health and Physical Education, Auditorium, Medical, Administration and Guidance, and Custodial and Maintenance; cost associated with the commissioning of ineligible square footage; construction costs in excess of \$333/sq. ft.; 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; and owner’s and construction contingency costs.

| Project Scope and Budget Agreement | |
|---|---------------------------------------|
| Enrollment: 1,470 Proposed Total Square Feet: 252,170 | District's Proposed Project Budget |
| Project Budget ¹ | \$154,930,056 |
| Scope Exclusions/Ineligible Costs | -\$61,100,393 |
| Estimated Basis of Total Facilities Grant | \$93,829,663 |
| Reimbursement Rate | 61.08% |
| Estimated Maximum Total Facilities Grant before Cost Recovery ² | \$57,311,158 |
| Cost Recovery | -\$45,007 |
| Estimated Maximum Total Facilities Grant ² | \$57,266,151 |
| Potentially Eligible Owner's and Construction Contingencies | \$5,461,905 |
| Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures | \$3,336,132 |
| Total Project Budget | \$164,235,130 |
| Maximum Total Facilities Grant ^{3,4} | \$60,602,283 |

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 \$57,266,151; however, the District may be eligible for up to an additional \$3,336,132 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 \$60,602,283 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project to the existing Maria Weston Chapman Middle School for grades 6-8. This recommendation includes MSBA participation limits associated with the District's proposal to provide a district-wide solution for an expanded enrollment of 1,470 students. MSBA's limitations are based on an acceptable square footage for a project designed for 1,230 students.