

District: Town of Stoneham
 School Name: Stoneham High School
 Recommended Category: Project Scope and Budget
 Date: August 18, 2021

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 Stoneham (the “District”) to replace the existing Stoneham High School with a new facility serving grades 9-12 on the existing site.

District Information	
District Name	Town of Stoneham
Elementary School(s)	Colonial Park School (PK-4) Robin Hood School (PK-4) South Elementary School (PK-4)
Middle School(s)	Stoneham Central Middle School (5-8)
High School(s)	Stoneham High School (9-12)
Priority School Name	Stoneham High School
Type of School	High School
Grades Served	9-12
Year Opened	1968
Existing Square Footage	208,113
Additions	1981: 5 science and business education labs added
Acreage of Site	35 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Structural integrity – Mechanical systems – Electrical systems – Plumbing systems – Envelope – 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 as well as existing and projected overcrowding.
Original Design Capacity	Unknown
2020-2021 Enrollment	610
Agreed Upon Enrollment	695
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 695 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 12, 2018

Invitation to Feasibility Study	October 30, 2019
Preferred Schematic Authorization	February 11, 2021
Project Scope & Budget Authorization	On August 25, 2021 Board agenda
Reimbursement Rate Before Incentives	52.06%
Incentive Points	1.04 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	55.10%

¹ The MSBA also 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”)	SMMA
Designer	Perkins + Will

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 \$189,593,594, which includes an estimated construction cost of \$153,418,660 (\$741/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$86,622,323, which excludes legal fees, OPM and Designer fees in excess of MSBA funding limits, costs associated with abatement of asbestos-containing floor materials, ineligible site costs associated with out-buildings, 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, costs associated with the commissioning of ineligible square footage, and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 695	District’s Proposed
Proposed Total Square Feet: 207,077	Project Budget
Project Budget ¹	\$178,854,288
Scope Exclusions/Ineligible Costs	-\$92,231,965
Estimated Basis of Total Facilities Grant	\$86,622,323
Reimbursement Rate	55.10%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$47,728,900
Cost Recovery	-\$28,843
Estimated Maximum Total Facilities Grant ²	\$47,700,057
Potentially Eligible Owner’s and Construction Contingencies	\$2,301,280
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures	\$1,268,005
Total Project Budget	\$189,593,594
Maximum Total Facilities Grant ^{3,4}	\$48,968,062

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 \$47,700,057; however, the District may be eligible for up to an additional \$1,268,005 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 \$48,968,062 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Stoneham High School with a new facility serving grades 9-12 on the existing site.