

District: City of Revere
School Name: Revere High School
Recommended Category: Feasibility Study - Feasibility Study Agreement Extension Request
Date: February 22, 2023

Recommendation

That the Executive Director be authorized to extend the completion date in the Feasibility Study Agreement between the Massachusetts School Building Authority (“MSBA”) and the City of Revere, as part of its Invitation to Feasibility Study for the Revere High School project, from March 15, 2023, to June 30, 2023.

Discussion

The City of Revere (the “City”) received an invitation to Feasibility Study at the April 15, 2020 Board meeting. The City’s recommendation to construct a new facility on the former Wonderland Greyhound Dog Track property, a site which involved an eminent domain taking process, was approved by the MSBA’s Board of Directors at the April 27, 2022 meeting. Due to the complexity of the site and the taking process requiring longer than previously envisioned, by letter dated September 30, 2022, the City requested and received an extension of 151 days to the term of their Feasibility Study Agreement in order to seek formal approval for the eminent domain process.

Following successful acquisition of the Wonderland site, the City presented a completed Schematic Design package to the School Building Committee, School Committee, and City Council in December 2022. The package included a total project budget representing a significant increase in the cost estimate as compared to the Preferred Schematic cost estimate, which the consultant team has attributed to historic and unprecedented increases in construction costs. The School Building Committee and School Committee approved the Schematic Design package; however, the City Council did not approve the package due to concerns over the increased budget.

The City has advised the MSBA that the City needs additional time to explore options to finance the proposed project. Consequently, the City is also requesting an additional extension of time to the Feasibility Study Agreement.

In order to provide the City with sufficient time to submit a package for consideration at either the April 2023 or June 2023 Board Meeting, the Feasibility Study Agreement would need to be further extended. This extension, when combined with the first extension, exceeds six months and, therefore, requires approval from the MSBA Board of Directors. Staff are recommending that the Board vote to authorize an additional extension of 107 days, through June 30, 2023, for the City of Revere to complete schematic design work for the Revere High School project.