

District: Nashoba Regional School District
 School Name: Nashoba Regional High School
 Recommended Category: Project Scope and Budget
 Date: August 23, 2023

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Nashoba Regional School District (the “District”) to replace the existing Nashoba Regional High School with a new facility serving students in grades 9-12 on the site of the existing school.

District Information	
District Name	Nashoba Regional School District
Elementary Schools	Center School (PK-5) Mary Rowlandson Elementary School (PK-5)
Elementary/Middle Schools	Florence Sawyer School (PK-8)
Middle Schools	Hale Middle School (6-8) Luther Burbank Middle School (6-8)
High School	Nashoba Regional High School (9-12)
Priority School Name	Nashoba Regional High School
Type of School	High School
Grades Served	9-12
Year Opened	1961
Existing Square Footage	200,372
Additions	1970 – Gymnasium and Library area 2002 – Gymnasium space was reconfigured, an auditorium was added as well as administrative offices, and a new façade.
Acreage of Site	47 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.
Original Design Capacity	Unknown
2022-2023 Enrollment	831
Agreed Upon Enrollment	925
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 925 students serving grades 9-12.

District Information	
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 11, 2019
Invitation to Feasibility Study	April 14, 2021
Preferred Schematic Authorization	December 21, 2022
Project Scope & Budget Authorization	On August 30, 2023 Board agenda
Reimbursement Rate Before Incentives	49.53%
Incentive Points	1.56 – Maintenance 3.00 – Energy Efficiency – “Green Schools” ¹ 1.00 – Indoor Air Quality – “Green Schools” ¹
Total Reimbursement Rate ¹	55.09%

¹. The MSBA has provisionally included three (3) incentive points for energy efficiency, and one (1) incentive point for indoor air quality, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements of the Green Schools Program, the District will not qualify for some or all of these incentive points, and the MSBA will adjust the reimbursement rate accordingly.

Consultants	
Owner’s Project Manager (the “OPM”)	Skanska USA Building, Inc.
Designer	Kaestle Boos Associates

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 \$241,714,926, which includes an estimated construction cost of \$199,134,701 (\$950/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$114,642,073, which excludes the following: OPM and Designer fees associated with ineligible building area, OPM and Designer fees beyond MSBA funding limits, costs associated with permitting, cost associated with other administrative costs, scope excluded site work costs, construction costs beyond MSBA funding limits 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: 925	District’s Proposed
Proposed Total Square Feet: 209,529	Project Budget
Project Budget ¹	\$235,740,885
Scope Exclusions/Ineligible Costs	-\$121,098,812
Estimated Basis of Total Facilities Grant	\$114,642,073
Reimbursement Rate	55.09%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$63,156,318
Cost Recovery	-\$8,417
Estimated Maximum Total Facilities Grant ²	\$63,147,901

Potentially Eligible Owner's and Construction Contingencies	\$2,987,021
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$1,645,550
Total Project Budget	\$241,714,926
Maximum Total Facilities Grant ^{3,4}	\$64,793,451

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 \$63,147,901; however, the District may be eligible for up to an additional \$1,645,550 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 \$64,793,451 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Nashoba Regional High School with a new facility serving students in grades 9-12 on the site of the existing school.