

District: Town of Agawam
 School Name: Agawam High School
 Recommended Category: Project Scope and Budget
 Date: June 19, 2024

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 Agawam (the “District”) for an addition and renovation of the existing Agawam High School facility serving grades 9-12, which includes a stand-alone Pre-Kindergarten facility.

District Information	
District Name	Town of Agawam
Elementary School(s)	Agawam Early Childcare Center (PK) Benjamin J. Phelps (K-4) Clifford M. Granger (K-4) James Clark School (K-4) Robinson Park (K-4)
Middle School(s)	Roberta G. Doering School (5-6) Agawam Jr. High (7-8)
High School(s)	Agawam High School (9-12)
Priority School Name	Agawam High School
Type of School	High School
Grades Served	9-12
Year Opened	1955
Existing Square Footage	216,300
Additions	1961: Classroom Addition 1980: Science Wing Addition 1997: Front Office Addition 2001: Library/Media Center Addition
Acreage of Site	41.65 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> • Mechanical systems • Electrical systems • Plumbing systems • Envelope • 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
2023-2024 Enrollment	1,050
Agreed Upon Enrollment	955
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 955 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	April 14, 2021
Invitation to Feasibility Study	April 27, 2022
Preferred Schematic Authorization	December 13, 2023
Project Scope & Budget Authorization	On June 26, 2024 Board agenda
Reimbursement Rate Before Incentives	59.84%
Incentive Points	1.76 – Maintenance 0.14 – Reno/Reuse 3.00 – Energy Efficiency – “Green Schools” ¹ 1.00 – Indoor Air Quality – “Green Schools” ¹
Total Reimbursement Rate ¹	65.74%

¹The 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”)	Leftfield, LLC
Designer	Flansburgh Associates, Inc.

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 \$229,968,232, which includes an estimated construction cost of \$186,951,887 (\$803/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$147,371,687, which excludes the following: OPM and Designer fees associated with excluded scope; OPM and Designer fees beyond MSBA funding limits; costs associated with a stand-alone greenhouse; costs associated with asbestos-containing floor material and ceiling tile abatement; construction costs for building and site work beyond MSBA funding limits, which includes scope associated with ineligible building area; costs associated with mailing and moving; costs exceeding the \$1,200 per student allowance for furniture, fixtures, and equipment; costs exceeding the \$1,200 per student allowance for technology; costs associated with the commissioning of ineligible building area; and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 955	District’s Proposed
Proposed Total Square Feet: 232,725	Project Budget
Project Budget ¹	\$219,293,130
Scope Exclusions/Ineligible Costs	-\$71,921,443
Third Party Funding	\$0
Estimated Basis of Total Facilities Grant	\$147,371,687
Reimbursement Rate	65.74%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$96,882,147
Commissioning Costs Associated with Ineligible Building Area	-\$28,147
Cost Recovery Associated with Prior Projects	\$0

Estimated Maximum Total Facilities Grant ²	\$96,854,000
Owner's and Construction Contingencies	\$10,675,102
Ineligible Owner's and Construction Contingencies	-\$5,066,545
Potentially Eligible Owner's and Construction Contingencies	\$5,608,557
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$3,687,065
Total Project Budget	\$229,968,232
Maximum Total Facilities Grant ^{3,4}	\$100,541,065

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 \$96,854,000; however, the District may be eligible for up to an additional \$3,687,065 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 \$100,541,065 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation of the existing Agawam High School facility serving grades 9-12, which includes a stand-alone Pre-Kindergarten facility.