

District: Sutton  
School Name: Sutton Middle/High School  
Recommended Category: Project Scope & Budget  
Date: March 31, 2010

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 Sutton for an addition/renovation at the existing Sutton Middle/High School.

Background:

Sutton, a town with a population of approximately 8,250 residents, houses all of its public school students in a single campus-style facility consisting of an Early Learning Center, Elementary School, Middle School, and High School. The existing buildings are contiguous and interconnected by corridors. Students that attend Sutton Public Schools enter this campus facility in Pre-Kindergarten and remain until they graduate High School. The Sutton Middle/High School has a current enrollment of 802 students.

The existing facility consists of approximately 285,000 total gross square feet with the Middle School/High School components comprising approximately 133,000 total gross square feet, originally built in 1955 and 1949, respectively. A core building was constructed in 1989 and is located between the Middle and High School and consists of shared program and administration space that is utilized by both the Middle and High School. The existing facility is located near the center of Sutton on a 66-acre site, which includes an existing wellhead protection area and wastewater treatment facility which limit options for building layout and site configurations.

In the District's Statement of Interest (SOI), the District identified a number of concerns within the existing buildings, including poor air quality (HVAC), poor water quality, antiquated and inefficient plumbing systems, lack of effective building security systems, lack of fire protection systems, leaking roof systems, as well as non-compliant accessibility issues (the building is not entirely ADA compliant). In addition to the physical plant issues, the District identified programmatic and space deficiencies including undersized classrooms, and a lack of space for specialized programs. The District is currently utilizing space in the adjacent Elementary School to accommodate Middle School programs.

On November 28, 2007, the MSBA Board of Directors voted to invite the District to conduct a feasibility study for the Sutton Middle/High School to identify and study possible solutions and, through a collaborative process with the MSBA, to reach a mutually-agreed upon solution.

Discussion

Based upon an agreed design enrollment of 840 students for grades 6-12, the MSBA, the District, and the District's consultant team met several times to discuss the educational program and specific building and site requirements. Based upon this review, the MSBA Board of Directors voted on January 27, 2010 to allow the Town of Sutton to proceed into schematic design for the replacement of the existing middle and high school portions of the facility and the renovation of much of the 1989 core building.

MSBA staff have received and reviewed the District's schematic design submission and have met with the District and its consultants to discuss scope and budget. The District has provided a total project budget of \$59,945,474, which includes an estimated construction cost of \$46,356,674, including both eligible and ineligible spaces. The basis of the Total Facilities Grant would be \$53,878,879, which excludes any site costs over 8% of the building construction costs, ineligible costs associated with the existing drinking water well, FF&E costs over the allowance of \$2,400 per student, soft costs in excess of 20% of construction costs, and all costs associated with the renovation and construction of ineligible spaces. Also, the proposed maximum Total Facilities Grant amount would be subject to further adjustment based on the bid results and audit of the costs incurred.

Sutton Middle/ High School 840 Students 171,401 gross square feet w/out ineligible space	District's Proposed Total Project Budget	Basis of Maximum Total Facilities Grant
Total Project Budget:	\$59,945,474	
Ineligible Space Budget:	\$1,503,137	
Project Budget w/out Ineligible Space:	\$58,442,337	\$53,878,879
Project Cost per square foot:	\$341 / SF	\$314 / SF
Total Construction Budget w/out Ineligible space:	\$44,853,537	\$41,982,399
Construction Cost per square foot:*	\$262 / SF	\$245 / SF
Reimbursement Rate:		55.39%
Total Facilities Grant:		\$29,843,511

\*Does not include Construction Contingency

MSBA staff recommends that \$53,878,879 be the basis of the maximum Total Facilities Grant for the Project Scope and Budget Agreement and Project Funding Agreement for an addition/renovation at the existing Sutton Middle/High School.

Sutton Middle High School

3/25/2010

TOTAL PROJECT BUDGET - ALL COSTS ASSOCIATED WITH THE PROJECT ARE SUBJECT TO 963 CMR 2.16(5)	Estimated Budget	*Cost/Scope Items Excluded from the Total Facilities Grant	*Ineligible Costs
Feasibility Study Agreement			
OPM Feasibility Study	\$79,800		
A&E Feasibility Study	\$545,000		
Env. & Site ("Other Consultants" in Propay)	\$0		
Other ("Other Proj Mgr Costs" in Propay)	\$60,000		
Administration			
Legal Fees	\$0		
Owner's Project Manager			
Design Development	\$114,200		
Construction Contract Documents	\$123,500		
Bidding	\$108,900		
Construction Contract Administration	\$1,828,900		
Closeout	\$45,000		
Extra Services	\$0		
Reimbursable Services	\$0		
Advertising	\$20,000		
Permitting	\$0		
Owner's Insurance	\$68,200		
Other Admin Costs (bond fees & printing)	\$350,000		\$300,000
<b>Administration Subtotal</b>	<b>\$2,798,500</b>	<b>\$0</b>	<b>\$300,000</b>
Architecture and Engineering			
Basic Services			
Architect and Engineer Fees			
Design Development	\$905,000		
Construction Contract Documents	\$1,347,140		
Bidding	\$186,820		
Construction Contract Administration	\$1,280,000		
Closeout	\$62,040		
Other Basic Services	\$136,400		
Reimbursable Services			
Construction testing			
Printing (over minimum)			
Other Reimbursable Costs	\$105,000		\$105,000
Hazardous Material	\$99,000		
Geotech & Geo-Env. ("Geotechnical" in Propay)	\$27,500		
Site Survey	\$88,000		
Wetlands			
Traffic Consultants			
<b>Architectural/Engineering Subtotal</b>	<b>\$4,781,900</b>	<b>\$0</b>	<b>\$105,000</b>
CM at Risk Pre-Construction Services			
Construction Management Services	\$0		
Site Acquisition			
Land/Building Purchase	\$0		
Appraisal Fees	\$0		
Recording fees	\$0		
<b>Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Construction Costs			
<b>SUBSTRUCTURE</b>			

Sutton Middle High School

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TOTAL PROJECT BUDGET - ALL COSTS ASSOCIATED WITH THE PROJECT ARE SUBJECT TO 963 CMR 2.16(5)		Estimated Budget	*Cost/Scope Items Excluded from the Total Facilities Grant	*Ineligible Costs
Foundations		\$1,571,950		
Basement Construction		\$842,700		
<b>SHELL</b>				
SuperStructure		\$3,534,000		
Exterior Closure		\$4,660,657		
Roofing		\$1,444,334		
<b>INTERIORS</b>				
Interior Construction		\$3,958,800		
Staircases		\$194,400		
Interior Finishes		\$2,173,900		
<b>SERVICES</b>				
Conveying Systems		\$115,700		
Plumbing		\$1,238,150		
HVAC		\$4,090,093		
Fire Protection		\$918,550		
Electrical		\$3,537,399		
<b>EQUIPMENT &amp; FURNISHINGS</b>				
Equipment		\$715,250		
Furnishings		\$752,682		
<b>SPECIAL CONSTRUCTION &amp; DEMOLITION</b>				
Special Construction(Temp. conditions)		\$1,783,800		\$1,783,800
Existing Building Demolition		\$1,029,379		
In-Bldg Hazardous Material Abatement		\$328,607		
Asbestos Cont'g Floor Mat'l Abatement		\$93,673		\$93,673
Other Hazardous Material Abatement		\$0		
<b>BUILDING SITEWORK</b>				
Site Preparation		\$435,950		
Site Improvements		\$1,375,300		
Site Civil/ Mechanical Utilities		\$659,100		
Site Electrical Utilities		\$169,800		
Other Site Construction		\$0		
Scope Excluded Site Cost			\$353,713	
Building Exclusion for Ineligible Spaces		\$400,000	\$1,168,101	
<b>Construction Trades Subtotal</b>		<b>\$36,024,174</b>	<b>\$1,521,814</b>	<b>\$1,877,473</b>
Insurance		\$280,400	\$11,845	\$14,614
Sub-Contractor Bonds		\$471,600	\$19,922	\$24,578
Contingencies (Design and Pricing)		\$3,624,800	\$153,127	\$188,914
General Conditions		\$2,758,000	\$116,510	\$143,739
Overhead & Profit		\$1,394,800	\$58,922	\$72,693
Escalation to Mid-Point of Construction		\$1,802,900	\$76,162	\$93,962
<b>Overall Excluded Construction Cost</b>				
<b>Construction Costs</b>		<b>\$46,356,674</b>	<b>\$1,958,302</b>	<b>\$2,415,972</b>
<b>Alternates</b>				
<b>Subtotal</b>			<b>\$0</b>	<b>\$0</b>
Construction Contingency		\$2,650,000		

Sutton Middle High School

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TOTAL PROJECT BUDGET - ALL COSTS ASSOCIATED WITH THE PROJECT ARE SUBJECT TO 963 CMR 2.16(5)

Estimated Budget

\*Cost/Scope Items Excluded from the Total Facilities Grant

\*Ineligible Costs

Miscellaneous Project Costs			
Utility company Fees			
Testing Services	\$277,400		
Swing Space/Modulars/Moving & Storage	\$165,000		\$165,000
Other Project Costs			
<b>Subtotal</b>	<b>\$442,400</b>	<b>\$0</b>	<b>\$165,000</b>
Furnishings and Equipment			
Furnishings	\$1,008,000		
Equipment ("Maintenance Equipment" in-Propay)	\$50,000		
Computer Equipment ("Student Hardware" in-Propay)	\$1,008,000		
Other Furnishings and Equipment			
Scope Excluded FFE Costs		\$50,000	
<b>Subtotal</b>	<b>\$2,066,000</b>	<b>\$50,000</b>	<b>\$0</b>
Owner's Contingency			
Owner's Contingency	\$850,000		
Soft Costs that exceed 20% of Const'n Cost			\$1,072,320
<b>Total Project Budget</b>	<b>\$59,945,474</b>	<b>\$2,008,302</b>	<b>\$4,058,292</b>
Alternates	\$0		
Ineligible cost	\$4,058,292		
Scope items excluded	\$2,008,302		
Basis of Total Facilities Grant	\$53,878,879		
Reimbursement Rate	55.39%		
<b>Total Maximum Facilities Grant</b>	<b>\$29,843,511</b>		

\*NOTE: This document was prepared by the MSBA based on a preliminary review of information and estimates provided by the Town of Sutton for the Middle-High School project. Based on this preliminary review, certain budget, cost and scope items have been determined to be ineligible for reimbursement, however, this document does not contain a final, exhaustive list of all budget, cost and scope items which may be ineligible for reimbursement by the MSBA. Nor is it intended to be a final determination of which budget, cost and scope items may be eligible for reimbursement by the MSBA. All project budget, cost and scope items shall be subject to review and audit by the Authority, and the Authority shall determine, in its sole discretion whether any such budget, cost and scope items are eligible for reimbursement. The MSBA may determine that certain additional budget, cost and scope items are ineligible for reimbursement.

Board

Approval