



Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

James A. MacDonald
Chief Executive Officer

John K. McCarthy
Executive Director / Deputy CEO

August 29, 2018

Mr. Mark A. Paolillo, Vice Chair
Belmont Board of Selectmen
Office of the Board of Selectmen
Belmont Town Hall
455 Concord Avenue, Second Floor
Belmont, MA 02478

Re: Town of Belmont, Belmont High School

Dear Mr. Paolillo:

I am pleased to report that the Board of the Massachusetts School Building Authority (the "MSBA") has voted to approve the Belmont High School Project in the Town of Belmont (the "Town") for an addition and renovation project at the Belmont High School.

The Board approved an estimated maximum Total Facilities Grant of \$77,906,660, which does not include any funds for potentially eligible owner's or construction contingency expenditures. In the event that the MSBA determines that any owner's and/or construction contingency expenditures are eligible for reimbursement, the maximum Total Facilities Grant for the Belmont High School Project may increase to as much as \$80,644,278. The final grant amount will be determined by the MSBA based on a review and audit of all project costs incurred by the Town, in accordance with the MSBA's regulations, policies, and guidelines and the Project Funding Agreement. The final grant amount may be an amount less than \$77,906,660.

Pursuant to the MSBA's regulations, the Town has 120 days after the date of the MSBA's Board vote to acquire and certify local approval for an appropriation and all other necessary local votes or approvals showing acceptance of the cost, site, type, scope, and timeline for the Belmont High School Project. After receipt of the certified votes demonstrating local approval, the MSBA and the Town will execute a Project Funding Agreement which will set forth the terms and conditions pursuant to which the Town will receive its grant from the MSBA. Once the Project Funding Agreement has been executed by both parties, the Town will be eligible to submit requests for reimbursement for the Belmont High School Project costs to the MSBA. The Project Scope and Budget Agreement signed by the Town and the MSBA will form the basis for the Project Funding Agreement.

We will be contacting you soon to discuss these next steps in more detail, but in the meantime, I wanted to share with you the Board's approval of the Belmont High School

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August 29, 2018

Belmont Project Scope and Budget Authorization Board Action Letter

Project in the Town of Belmont for an addition and renovation project at the Belmont High School.

I look forward to continuing to work with you during the MSBA's grant program process. As always, feel free to contact me or my staff at (617) 720-4466 should you have any questions.

Sincerely,



John K. McCarthy
Executive Director

Cc: Legislative Delegation
Patrice Garvin, Belmont Town Administrator
Floyd S. Carman, Belmont Treasurer and Collector
Susan Burgess-Cox, Chair, Belmont School Committee
John P. Phelan, Superintendent, Belmont Public Schools
William D. Lovallo, Chair, Belmont High School Building Committee
Richard Marks, Owner's Project Manager, Daedalus Projects, Inc.
Thomas Gatzunis, Owner's Project Manager, Daedalus Projects, Inc.
Shane Nolan, Owner's Project Manager, Daedalus Projects, Inc.
Brooke Trivas, Designer, Perkins+Will
File: 10.2 Letters (Region 4)

Total Project Budget

**Belmont
Belmont High School**

8/22/2018

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant¹	Estimated Maximum Total Facilities Grant¹
Feasibility Study Agreement				
OPM Feasibility Study	\$375,000	\$0	\$375,000	
A&E Feasibility Study	\$1,150,000	\$0	\$1,150,000	
Environmental & Site	\$46,000	\$0	\$46,000	
Other	\$179,000	\$0	\$179,000	
Feasibility Study Agreement Subtotal	\$1,750,000	\$0	\$1,750,000	\$711,550
Administration				
Legal Fees	\$100,000	\$100,000	\$0	\$0
Owner's Project Manager				
Design Development	\$315,000	\$0	\$315,000	
Construction Contract Documents	\$345,000	\$0	\$345,000	
Bidding	\$60,000	\$0	\$60,000	
Construction Contract Administration	\$5,836,000	\$996,472	\$4,839,528	
Closeout	\$396,000	\$0	\$396,000	
Extra Services	\$0	\$0	\$0	
Reimbursable & Other Services	\$0	\$0	\$0	
Cost Estimates	\$240,000	\$0	\$240,000	
Advertising	\$10,000	\$0	\$10,000	
Permitting	\$200,000	\$200,000	\$0	
Owner's Insurance	\$900,000	\$0	\$900,000	
Other Administrative Costs	\$350,000	\$0	\$350,000	
Administration Subtotal	\$8,752,000	\$1,296,472	\$7,455,528	\$3,031,418
Architecture and Engineering				
Basic Services				
Design Development	\$4,390,000	\$0	\$4,390,000	
Construction Contract Documents	\$7,902,000	\$0	\$7,902,000	
Bidding	\$1,756,000	\$0	\$1,756,000	
Construction Contract Administration	\$6,093,500	\$2,985,200	\$3,108,300	
Closeout	\$658,500	\$0	\$658,500	
Other Basic Services	\$0	\$0	\$0	
Basic Services Subtotal	\$20,800,000	\$2,985,200	\$17,814,800	
Reimbursable Services				
Construction Testing	\$0	\$0	\$0	
Printing (over minimum)	\$60,000	\$0	\$60,000	
Other Reimbursable Costs	\$0	\$0	\$0	
Hazardous Materials	\$275,000	\$0	\$275,000	
Geotechnical & Geo-Environmental	\$400,000	\$0	\$400,000	
Site Survey	\$0	\$0	\$0	
Wetlands	\$0	\$0	\$0	
Traffic Studies	\$0	\$0	\$0	
Architectural/Engineering Subtotal	\$21,535,000	\$2,985,200	\$18,549,800	\$7,542,349
CM at Risk Preconstruction Services				
Pre-Construction Services	\$446,582	\$0	\$446,582	\$181,580
Site Acquisition				
Land / Building Purchase	\$0	\$0	\$0	
Appraisal Fees	\$0	\$0	\$0	
Recording fees	\$0	\$0	\$0	
Site Acquisition Subtotal	\$0	\$0	\$0	\$0
Construction Costs				
SUBSTRUCTURE				
Foundations	\$12,811,842	\$0		
Basement Construction	\$0	\$0		
SHELL				
Super Structure	\$19,448,977	\$0		
Exterior Closure	\$0	\$0		
Exterior Walls	\$14,962,904	\$0		
Exterior Windows	\$6,851,259	\$0		
Exterior Doors	\$203,770	\$0		
Roofing	\$3,788,327	\$0		
INTERIORS				
Interior Construction	\$16,287,737	\$0		
Staircases	\$1,148,258	\$0		
Interior Finishes	\$13,535,096	\$0		
SERVICES				
Conveying Systems	\$407,000	\$0		
Plumbing	\$6,636,640	\$0		
HVAC	\$25,050,557	\$2,344,052		
Fire Protection	\$2,008,225	\$0		
Electrical	\$19,802,238	\$2,550,000		
EQUIPMENT & FURNISHINGS				
Equipment	\$2,776,560	\$0		
Furnishings	\$5,552,055	\$0		
SPECIAL CONSTRUCTION & DEMOLITION				
Special Construction	\$1,000,000	\$0		
Existing Building Demolition	\$1,836,375	\$24,080		
In-Building Hazardous Material Abatement	\$6,580,000	\$0		
Asbestos Containing Floor Material Abatement	\$520,000	\$520,000		
Other Hazardous Material Abatement	\$0	\$0		
BUILDING SITEWORK				
Site Preparation	\$1,991,873	\$0		
Site Improvements	\$9,290,810	\$711,170		
Site Civil / Mechanical Utilities	\$1,455,400	\$0		
Site Electrical Utilities	\$1,612,875	\$0		
Other Site Construction	\$0	\$0		
Scope Excluded Site Cost		\$1,538,072		
Construction Trades Subtotal	\$175,558,778	\$7,687,374		
Contingencies (Design and Pricing)	\$14,946,558	\$654,480		
D/B/B Sub-Contractor Bonds	\$0	\$0		

Total Project Budget

**Belmont
Belmont High School**

8/22/2018

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant¹	Estimated Maximum Total Facilities Grant¹
D/B/B Insurance	\$0	\$0		
D/B/B General Conditions	\$22,471,465	\$983,981		
D/B/B Overhead & Profit	\$0	\$0		
GMP Insurance	\$3,910,468	\$171,232		
GMP Fee	\$4,451,569	\$194,925		
GMP Contingency	\$4,035,571	\$176,710		
Escalation to Mid-Point of Construction	\$11,273,198	\$493,631		
Ineligible Auditorium & PE Areas beyond Guidelines		\$28,634,683		
Overall Excluded Construction Cost		\$40,347,183		
Construction Budget	\$236,647,607	\$79,344,200	\$157,303,407	\$63,959,565
Alternates				
Ineligible Work Included in the Base Project	\$0	\$0	\$0	
Alternates Included in the Total Project Budget	\$0	\$0	\$0	
Alternates Excluded from the Total Project Budget	\$0		\$0	
Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0
Miscellaneous Project Costs				
Utility Company Fees	\$400,000	\$0	\$400,000	
Testing Services	\$500,000	\$0	\$500,000	
Swing Space / Modulares	\$1,000,000	\$1,000,000	\$0	
Other Project Costs (Mailing & Moving)	\$840,000	\$840,000	\$0	
Misc. Project Costs Subtotal	\$2,740,000	\$1,840,000	\$900,000	\$365,940
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	\$3,765,500	\$1,107,500	\$2,658,000	
Technology	\$3,322,500	\$664,500	\$2,658,000	
FF&E Subtotal	\$7,088,000	\$1,772,000	\$5,316,000	\$2,161,486
Soft Costs that exceed 20% of Construction Cost		\$0		
Project Budget	\$278,959,189	\$87,237,872	\$191,721,317	\$77,953,888

Board Authorization

Design Enrollment	2,215
Total Building Gross Floor Area (GSF)	445,100
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Total Project Budget (excluding Contingencies)	\$278,959,189
Scope Items Excluded or Otherwise Ineligible	\$87,237,872
Third Party Funding (Ineligible)	\$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$191,721,317
Reimbursement Rate ^{3, 4}	40.66%
Est. Max. Total Facilities Grant (before recovery) ¹	\$77,953,887
Cost Recovery ⁵	\$47,227
Estimated Maximum Total Facilities Grant ¹	\$77,906,660

35.42 Reimbursement Rate Before Incentive Points

5.24 Total Incentive Points^{3, 4}

40.66% MSBA Reimbursement Rate

NOTES

This document was prepared by the MSBA based on a preliminary review of information and estimates provided by the town of Belmont for the Belmont 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.

1 - The Estimated Basis of Total Facilities Grant and Estimated Maximum Facilities Grant amounts appearing in the "MSBA Board Approved Budget" column do not include any potentially eligible contingency funds and are subject to review and audit by the MSBA. The Estimated Basis of Total Facilities Grant, Estimated Maximum Facilities Grant, and Maximum Total Facilities Grant amounts appearing in the "Proposed Revised PFA Budget" column have been adjusted to account for construction bids received in accordance with Section 2.2 of the PFA and any budget revision requests submitted and approved by the MSBA as of the Date noted in the Proposed Revised Budget PFA column of the PFA Amendment. These amounts are also subject to further review and audit by the MSBA.

2 - Pursuant to Section 3.20 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.

3 - The MSBA 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.

4 - The MSBA has provisionally included one (1) incentive point for the Construction Manager at Risk construction delivery method, subject to the District receiving approval from the Office of the Inspector General to utilize this method. If the District does not receive approval for the Construction Manager at Risk delivery method, the District will not qualify for these incentive points and the MSBA will adjust the reimbursement rate accordingly.

5. The project requires commissioning of 60,547 SF of ineligible building area. The MSBA has calculated this recovery of funds to be \$47,227 and this amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.

By:
Title: Chair of School Building Committee

Date: _____

By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.

By:
Title: Chief Executive Officer

Date: _____

By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.

By:
Title: Superintendent of Schools

Date: _____

By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.

By:
Title: Chair of the School Committee

Date: _____

MSBA Project Scope and Budget Reimbursement Rate Certification

Calendar Year 2018

Belmont

Belmont High School - 201500260505

MSBA Reimbursement Rate Calculation

Base Points	31.00
Income Factor	-
Property Wealth Factor	4.42
Poverty Factor*	-
<i>Subtotal: Reimbursement Rate Before Incentives</i>	35.42
<u>Incentive Points</u>	
Maintenance (0-2)	2.00
CM @ Risk (0-1)**	1.00
Only projects invited to Capital Pipeline prior to 1/2/17	
Newly Formed Regional District (0-6)	-
Major Reconstruction or Reno/Reuse (0-5)	0.24
Overlay Zoning 40R & 40S (0-1)	-
Overlay Zoning 100 units or 50% of units for 1, 2 or 3 family structures (0-0.5)	-
Energy Efficiency - "Green Schools" (0 or 2) **	2.00
Total Incentive Points	5.24
MSBA Reimbursement Rate	40.66

*Poverty factor is calculated based on Chapter 110 of the Acts of 2017.

**The MSBA 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.

Certification

By signing this Project Scope and Budget Reimbursement Rate sheet, I hereby certify that I have read, understand, and accept the reimbursement rate and the incentive points set forth above, and I hereby acknowledge and agree on behalf of the Eligible Applicant that the above-stated reimbursement rate is the rate that will be used to calculate the maximum Total Facilities Grant for the proposed project, pursuant to Section 3 of the Project Scope and Budget Agreement.

Local Chief Executive Officer

School Committee Chair

Date

Date

Superintendent of Schools

Date