

MSBA reimbursement Caps/limits

- Building cost funding limit up to \$550psf of eligible building gross square footage
- Sitework cost funding limit up to \$55psf (roughly 10%) of eligible building gross square footage
- Soft cost reimbursement eligible up to 20% of construction cost
- Furniture, Fixtures and Equipment (FFE) up to \$1,200 per student
- Technology up to \$1,200 per student
- Owner's Contingency Capped at .5%
- Construction Contingency Capped at 1%
- OPM/Designer Fees capped at \$550psf of eligible building gross square footage

Ineligible costs

- Any education program SF above MSBA guidelines (Space Summary)
- Designer, OPM, and Commissioning agent fees associated with ineligible SF
- In-Building Hazardous Material Abatement (Existing school)
- Costs associated with Article 97 or MEPA filing
- Legal costs
- Costs associated with temporary modular classrooms
- Anything outside the immediate property line
- "Other" Project costs such as mailing and moving
- Any non educational programs or anything over size limits per MSBA (See next slides)

The Following Spaces shall be categorically ineligible for Authority funding

- **Swimming Pools** – MSBA will only allow if separate project, separate funding, and ballot vote
- Skating Rinks
- **Field Houses** (Field houses have a track vs Gymnasium) MSBA will only allow if separate project, separate funding, and ballot vote
- **District Administrative Office Space** – MSBA may allow but will not participate
- Indoor Tennis Courts
- Other spaces as determined ineligible by MSBA

The Following Spaces are subject to size limits

- **Auditorium** shall be no more than **13,300 nsf** (based upon upper limit of **1,000 seats**)
- **Gymnasiums** – The district may choose to build a gymnasium and associated spaces, but in no event shall the gymnasium exceed **18,000 nsf**. The MSBA will participate in a gymnasium of up to **12,000 nsf** unless adjusted by the MSBA to increase teaching stations for enrollment and/or the educational plan.
- Areas in excess of the MSBA guidelines will be at the sole expense of the district;
- Community support must be demonstrated prior to MSBA approval of a district's proposed project scope and budget
- The MSBA will exclude from its grant the cost of the total gross square foot ("gsf") above guidelines for these areas. Total NSF over MSBA limits x 1.5* grossing factor. This amount will not change over the term of the grant even if the bids come in at a lower amount.

* Grossing factor to be determined at end of schematic design

Construction Alternatives Moving into PSR

B.1



Renovation & Addition
Phased in Place

C.1d



New Construction
On Fields
Build new, demolish
existing

C.2b



New Construction
On Fields
Build new, demolish
existing

C.5b



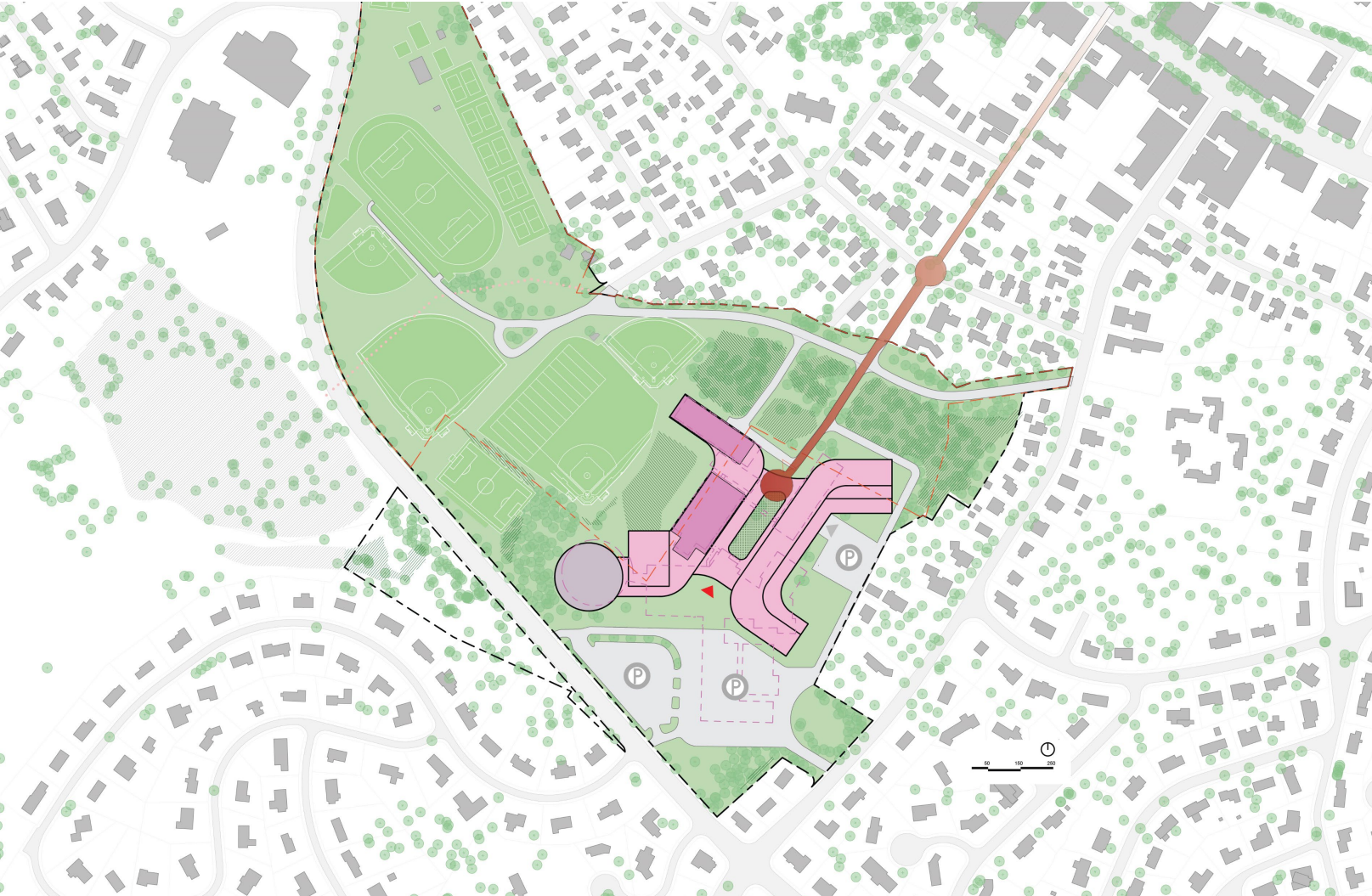
New Construction
On Fields
Build new, demolish
existing

D.2



New Construction
Phased in Place on
existing footprint

B.1 Renovation and Addition – Phased in Place



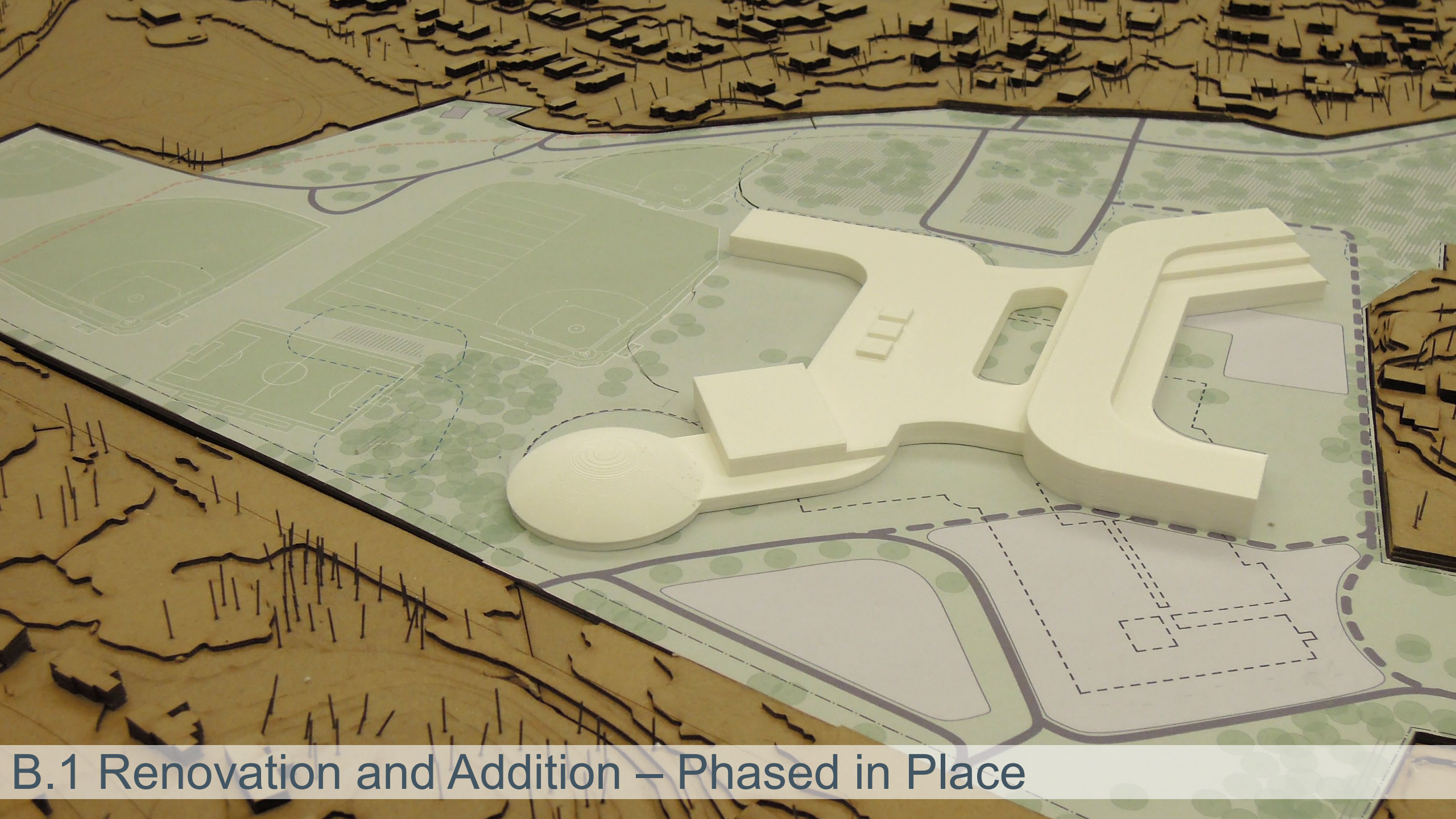
Base Educational Program
Building Footprint: 197,130 sf
Floors: 2-4

Pros:

- Existing fields remain in place
- Preserves Existing Building G and J Concrete Structures
- Access to Outdoors
- Recreates Quad and Maintains Muzzey St. Connection

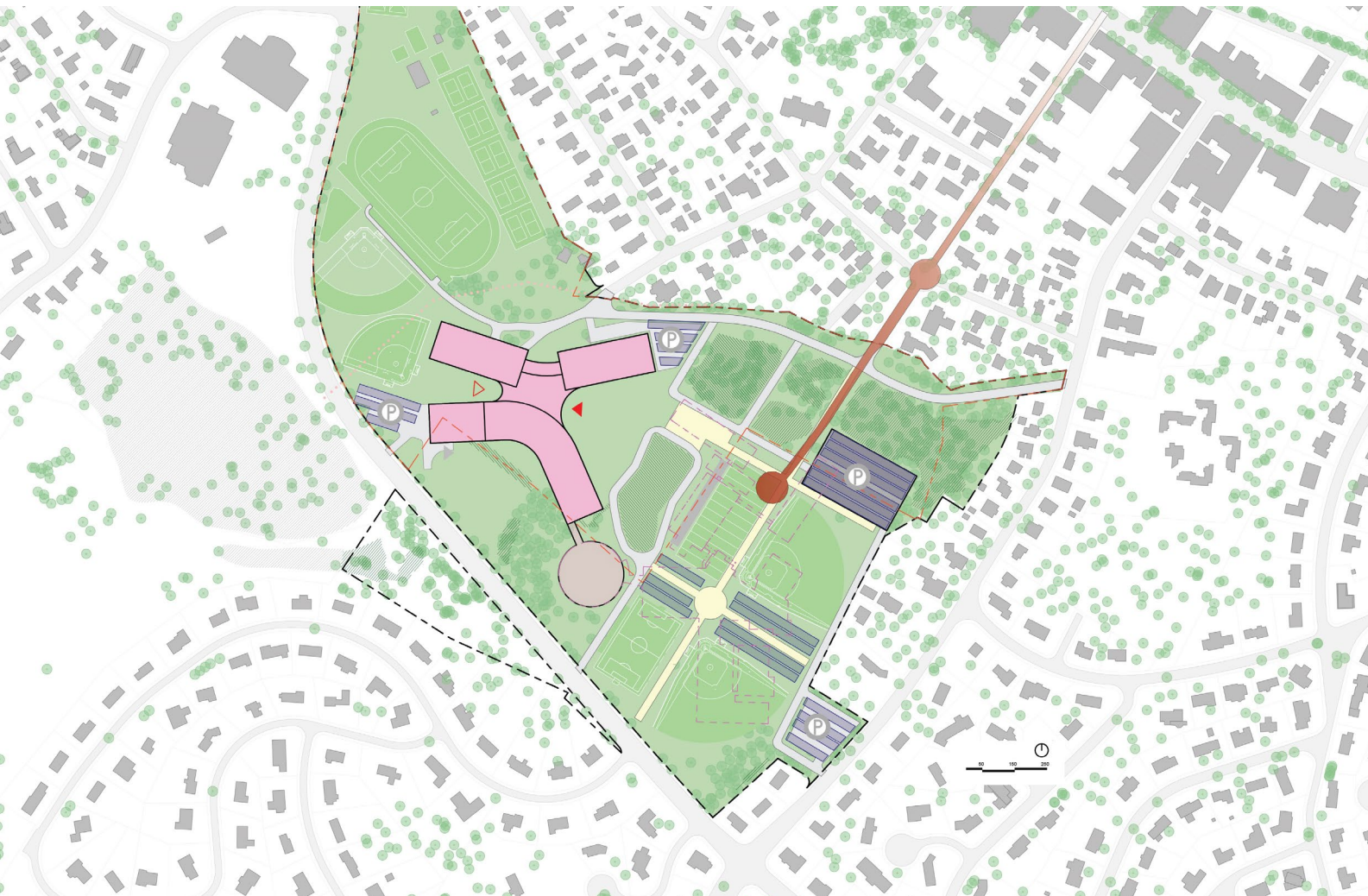
Cons:

- Multi-Phase Construction
- Renovations Down to Structure
- Low Headroom in Existing
- Extensive Need for Modular Classrooms During Construction
- Less Room for Additional Program



B.1 Renovation and Addition – Phased in Place

C.1d New Construction – Two Bars



Base Educational Program
Renovated Field House
Building Footprint: 170,000 sf
Floors: 4

Pros:

- Current Building Remains in Use Throughout Construction
- Solar Orientation
- Access to Outdoors
- Generous Entry at East
- Impact on wetlands < 5,000 sf

Cons:

- Fields Separate from Center Rec Complex
- Impact to Park Land

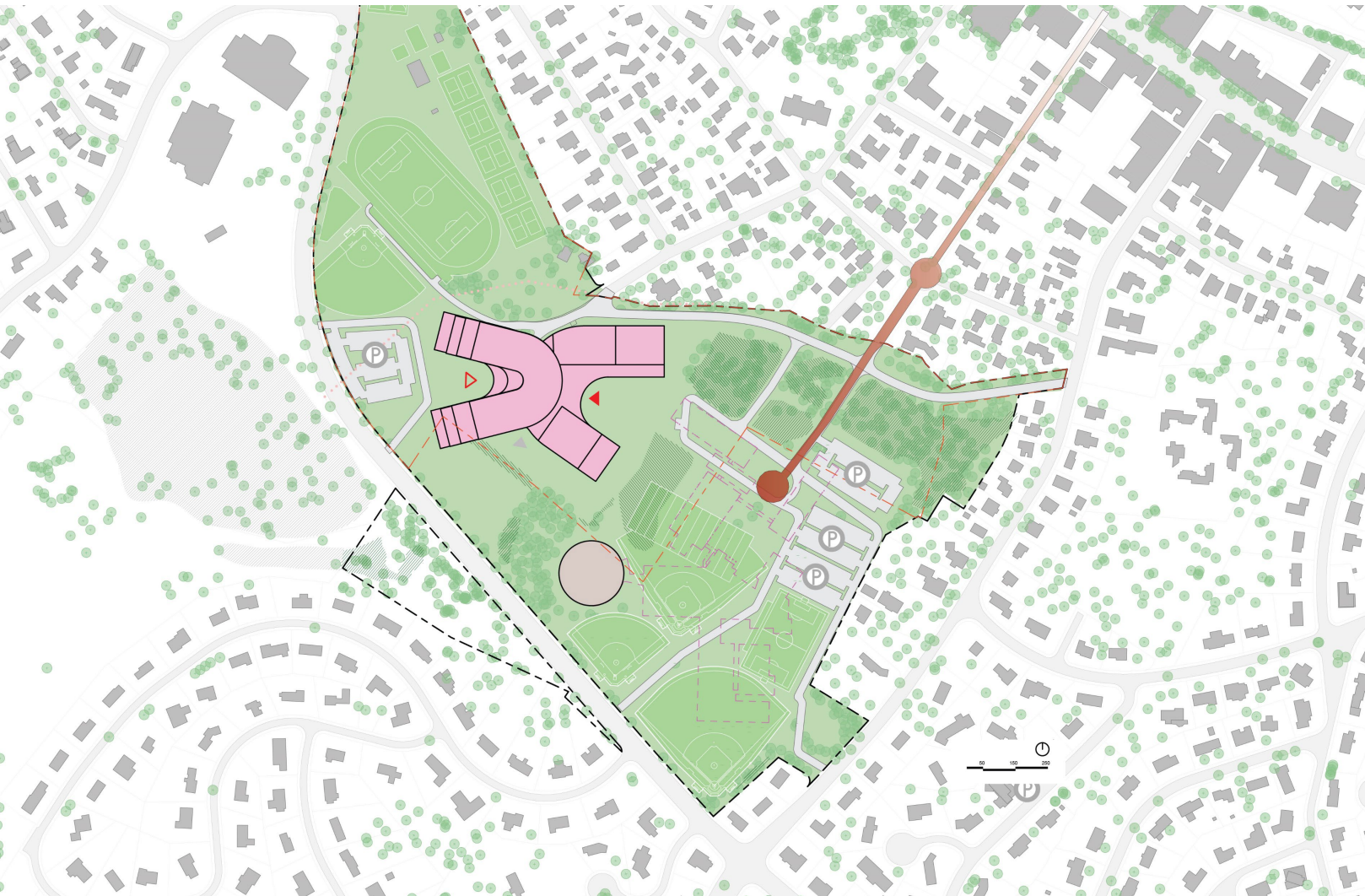
Notes:

- Parking structure required



C.1d New Construction – Two Bars – 4 Stories

C.2b New Construction - Wide Academic Bars West



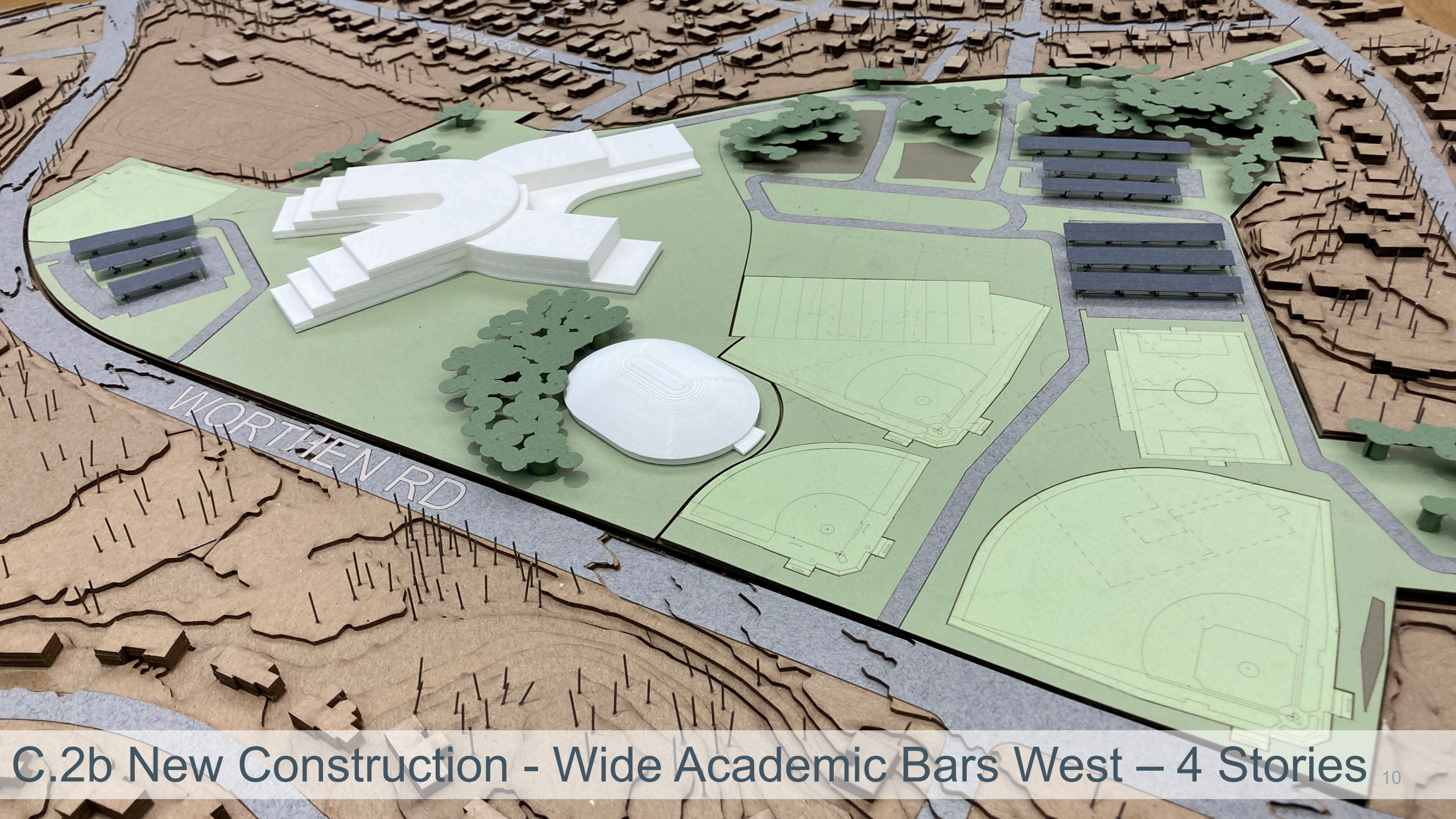
Base Educational Program
Renovated Field House (Enlarged)
Building Footprint: 229,000 sf
Floors: 4

Pros:

- Current Building Remains in Use Throughout Construction
- Solar Orientation
- Access to Outdoors
- 200m Indoor Track

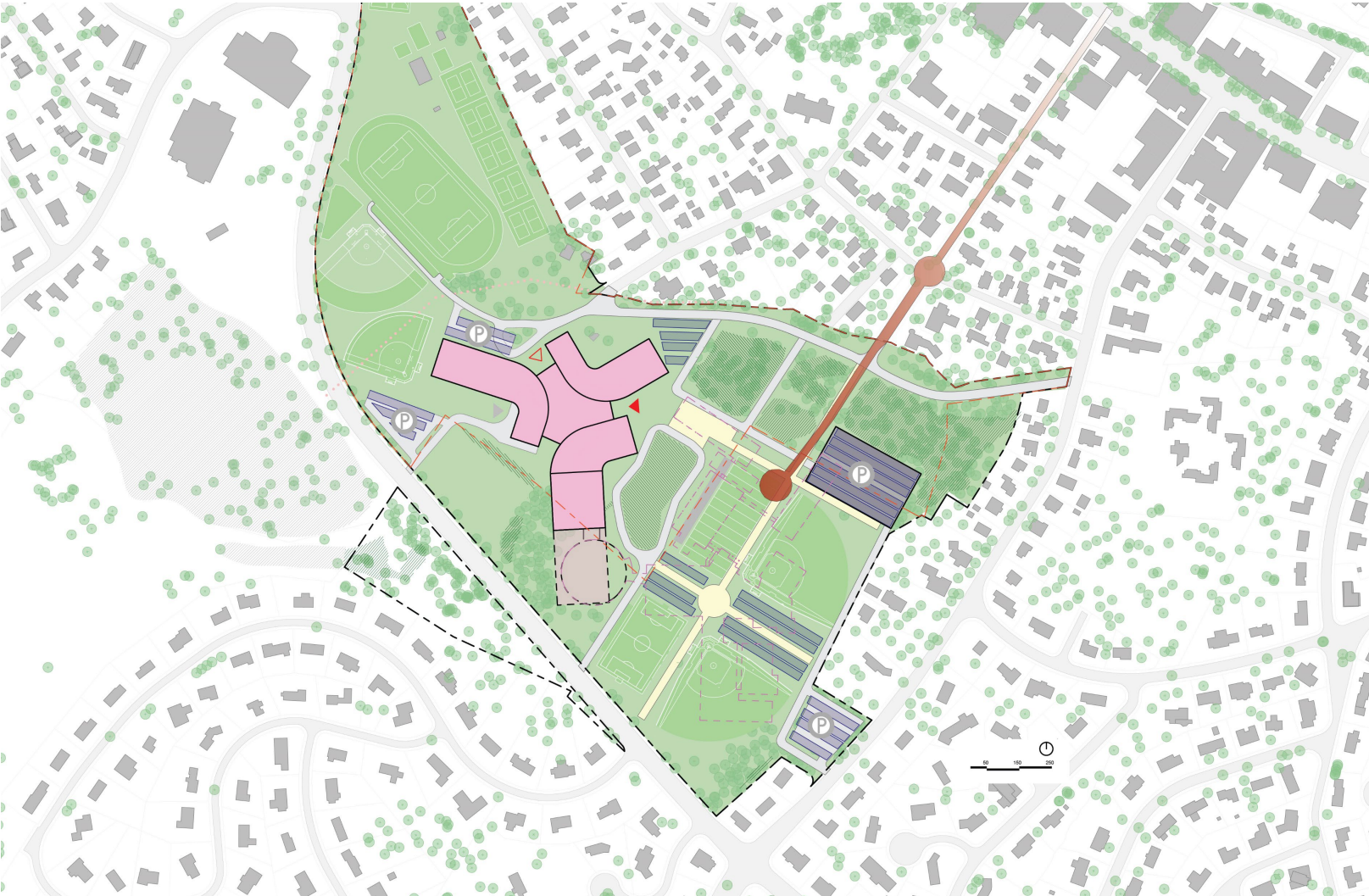
Cons:

- Fields Separate from Center Rec Complex
- Monumental Appearance
- No Direct Field House Connection



C.2b New Construction - Wide Academic Bars West – 4 Stories 10

C.5b New Construction



Base Educational Program
New 36,000 sf Field House
Building Footprint: 168,800 sf
Floors: 4

Pros:

- Current Building Remains in Use Throughout Construction
- Access to Outdoors
- Highly Differentiated Educational Clusters
- Enclosed Courtyard
- Direct Connection to Field House
- 146m Track
- Impact on wetlands < 5,000 sf

Cons:

- Fields Separate from Center Rec Complex
- Mix of Façade Orientations
- Impact to Park Land

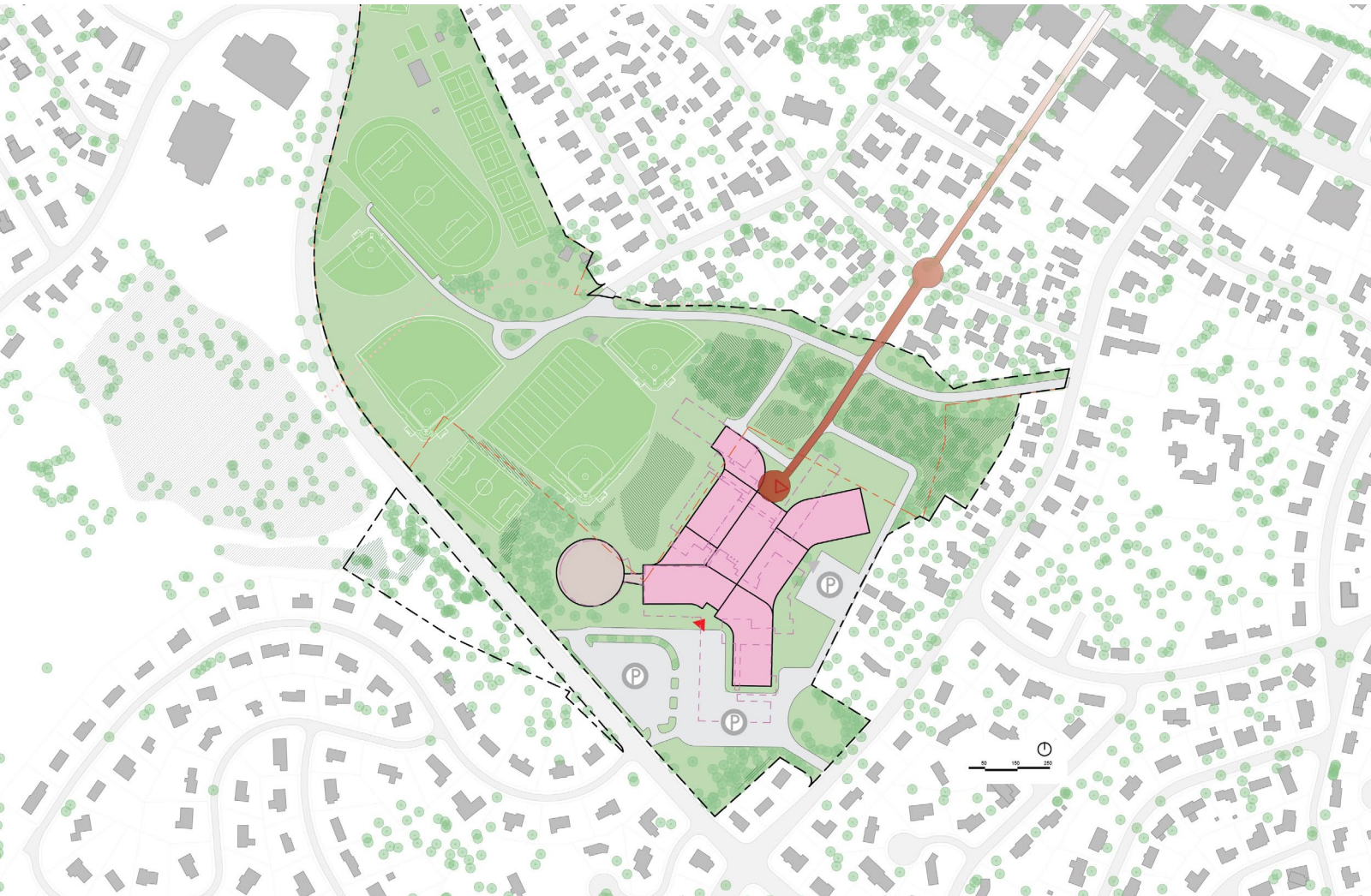
Notes:

- Parking structure required



C.5b New Construction - 4 Stories

D.2 New Construction - Phased



Building Footprint: 179,000 sf

Floors: 4

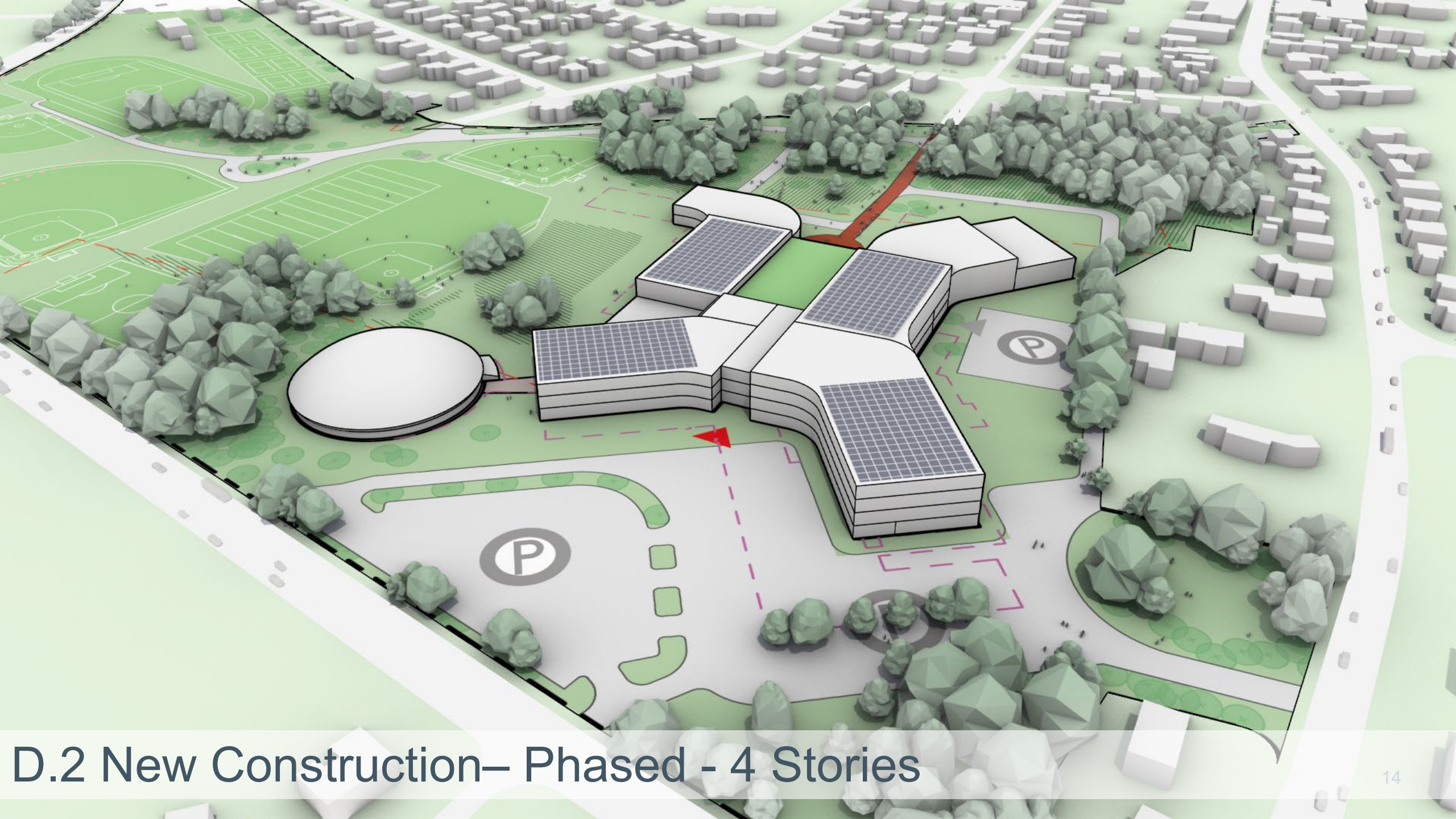
Renovated Field House

Pros:

- No direct impact to wetlands
- No direct impact to Park Land
- No permanent changes to existing field locations
- Nice pedestrian connection to Muzzey Street

Cons:

- Added cost and inconvenience due to longer construction duration and need for modular classrooms.
- Requires Multi-Phased Construction, causing extended
- Temporary disruption and displacement of some existing fields



D.2 New Construction— Phased - 4 Stories