

MSBA PROCESS – REIMBURSEMENT

MSBA Cost Caps / Exclusions

The MSBA has several types of costs which are ineligible for reimbursement. They fall into three general categories:

1. **Categorically Ineligible**
 - *Costs that are not core to the educational program*
 - *Costs for items that are not part of the permanent building and grounds*
 - *Costs beyond the project scope*
2. **Costs that Exceed MSBA Caps**
3. **Costs for Spaces that Exceed Guidelines (sometimes)**
 - *Costs for spaces that are eligible but exceed the MSBA guidelines and not approved by MSBA staff*

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1. *The following costs are categorically ineligible for reimbursement*

- Legal Fees
- Off site Improvements
- Synthetic Turf; Spectator Amenities; Stadiums
- Utility Company Charges
- Swing Space & Modular Classrooms
- Building Permits / Local Board Costs / Fees
- Financing Costs
- Site Remediation
- Asbestos Containing Floor Tiles
- Auditorium (a cafeteria would be eligible at Middle School)
- District Administrative Offices
- Land Acquisition

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2. *Costs that exceed the following caps are ineligible*
- Soft Costs exceeding **20%** of construction costs
 - OPM costs exceeding **3.5%** of construction costs; Architect costs exceeding **10%** of construction costs (CAPS OUT at **\$550/sf** of construction costs *(updated 2023)*)
 - Building costs exceeding **\$550/SF** *(updated 2023)*
 - Site costs that exceed **10%** of the building costs *(i.e. \$55/SF updated 2023)*
 - Furnishings and Technology Equipment that exceed **\$2,400/ student** based on approved enrollment
 - Change Orders exceeding **1%** of construction cost

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2. *Costs that exceed the following caps are ineligible **Changes Effective Jan 2025***

- Soft Costs exceeding **20%** of construction costs
- OPM costs exceeding **3.5%** of construction costs; Architect costs exceeding **10%** of construction costs (CAPS OUT at **\$550/sf** of construction costs (*updated 2023*))
- Building costs exceeding **\$586/SF** (*updated Jan 2025*)
- Site costs that exceed **10%** of the building costs (*i.e. \$59/SF updated Jan 2025*)
- Furnishings and Technology Equipment that exceed **\$2,400/ student** based on approved enrollment
- Change Orders exceeding **1%** of construction cost

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Millis' reimbursement percentage is currently 53.53%

Potential Additional Reimbursement Points

- Base line reimbursement is 53.53%
- Incentive points for energy efficient schools 0 – 3% +1% **0% TBD**
- Incentive points for maintenance score from MSBA 0 - 2% **1.38 (Previous rate) TBD**
- Incentive points for renovation existing school 0 - 5% **TBD based on extent of reno possibly 2%**
- Incentive point for overlay district, potential 0 - 1.5% **0% Not applicable**
- **Potential reimbursement rate prior to exclusions 56.50 – 58.00% TBD?**

The “Effective Reimbursement rate” will be calculated on the final option after exclusions and caps. The MSBA's grant amount is not “straight math” using the reimbursement rate multiplied against the project costs.

COST COMPARISON



1. The cost shown on these slides are for comparison only. They are not final projected costs, as the Bldg Comm. still has many more decisions to make on the project scope, equipment, materials, finishes, construction delivery method, etc...
2. The MSBA has not provided guidance on which renovated spaces will be eligible or ineligible nor the reimbursement incentive points for choosing major renovation, so the estimated reimbursement is a relative approximation based on the current areas of renovation being considered.
3. The Reimbursement rate and grant amount will be calculated on the final option submitted after exclusions and caps are determined by the MSBA.

DESIGN OPTIONS



R1



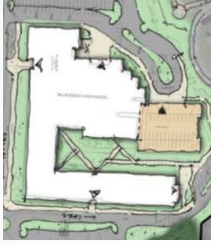
R2



R3



AR5



AR6



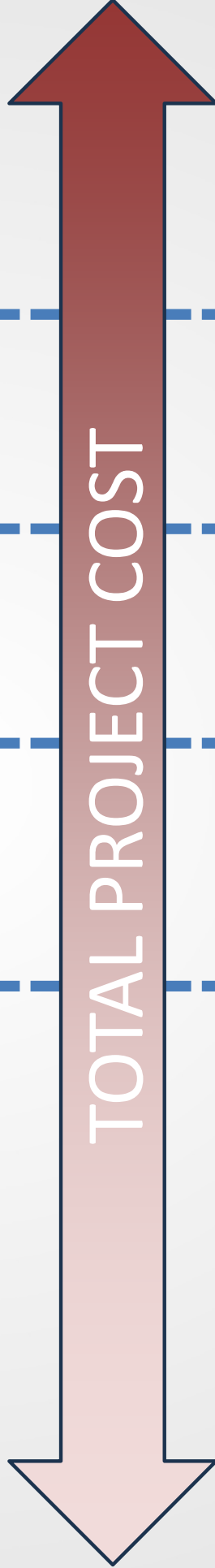
AR4a



N1



LEAST



Addresses size of existing science rooms; no STEAM

Adds 4 new science rooms and 2 new STEAM rooms

Adds 4 new science rooms, 1 STEAM room & a new Gym

Adds New Middle School & Gym; total reno of HS

COST COMPARISON



Millis MS/HS - PSR option - Conceptual Cost Estimates

Option Type	Estimated Construction Cost	Swing Space/ Modular Cost	Project Cost	Estimated Total Project Cost	Markup	MSBA Effective Reimburse		Potential Net Cost to Town*
						Rate	Estimated Reimbursement	
R1 Renovation	\$53.5M	\$4.8M	33%	\$76.0M	33%	Repair Program	\$4.0M +/-	\$72.0M +/-
R2 Renovation	\$56.3M	\$4.8M	33%	\$79.7M	33%	Repair Program	\$4.0M +/-	\$75.7M +/-
R3 Renovation	\$61.8M	\$4.8M	33%	\$87.0M	33%	To be Confirmed	\$15.0M - \$24.0M	\$63.0M - \$72.0M
AR5 Addition/Renovation	\$81.9M	\$2.4M	31%	\$109.7M	31%	32 -37%	\$34.9M - \$40.9M	\$68.8M - \$74.8M
AR6 Addition/Renovation	\$83.2M	\$2.4M	31%	\$111.4M	31%	35 -42%	\$39.7M - \$47.2M	\$64.2M - \$71.7M
AR4a Addition/Renovation	\$98.0M	\$0	30%	\$127.4M	30%	35 -44%	\$44.7M - \$56.2M	\$71.2M - \$82.7M
N1 New Building	\$124.8M	\$2.0M	30%	\$165.2M	30%	32 -37%	\$52.9M - \$61.4M	\$103.8M - \$112.3M

* The Reimbursement rate and grant amount will be calculated on the final option submitted after exclusions and caps are determined by the MSBA.