

District: Town of Bourne
 School Name: James F. Peebles Elementary School
 Recommended Category: Project Scope and Budget
 Date: November 2, 2016

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 Bourne to replace the existing James F. Peebles Elementary School with a new District-wide, grades 3-5 elementary school on the existing site.

District Information	
District Name	Town of Bourne
Elementary Schools	Bournedale Elementary School (PK-4) James F. Peebles Elementary School (K-4)
Middle School	Bourne Middle School (5-8)
High School	Bourne High School (9-12)
Priority School Name	James F. Peebles Elementary School
Type of School	Elementary School
Grades Served	K-4
Year Opened	1953
Existing Square Footage	55,191
Additions	1959: Two-story addition 1998: Roof replacement and partial boiler replacement
Acreage of Site	8.6 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Structural integrity - Mechanical systems - Electrical systems - Plumbing systems - Envelope - Windows - 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
2015-2016 Enrollment	330
Agreed Upon Enrollment	460
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 460 students serving grade 3-5 District-wide.

MSBA Board Votes	
Invitation to Eligibility Period	June 4, 2014
Invitation to Feasibility Study	January 14, 2015
Preferred Schematic Authorization	July 20, 2016
Project Scope & Budget Authorization	November 9, 2016
Reimbursement Rate Before Incentives	45.32%

Incentive Points	1.31 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	48.63%

¹ 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.

Consultants	
Owner’s Project Manager (the “OPM”)	Symmes Maini & McKee Associates, Inc.
Designer	Flansburgh Architects, 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 \$39,919,041, which includes an estimated construction cost of \$30,910,366 (\$425/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$30,201,416, which excludes: legal fees; OPM fees in excess of 3.5% of construction costs; costs associated with abatement of asbestos-containing floor materials; costs associated with the removal of fuel storage tanks and associated contaminated soil; site costs in excess of 8% of total building cost; construction costs in excess of \$312/sq. ft.; costs associated with mailing and moving; costs in excess of the \$2,400 per student allowance for fixtures, furniture, and equipment; soft costs in excess of 20% of the construction costs; and owners and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 460	District’s Proposed
Proposed Total Square Feet: 72,680	Project Budget
Project Budget ¹	\$37,730,266
Scope Exclusions/Ineligible Costs	\$7,528,850
Estimated Basis of Total Facilities Grant	\$30,201,416
Reimbursement Rate	48.63%
Estimated Maximum Total Facilities Grant ²	\$14,686,949
Potentially eligible owner’s and construction contingencies	\$952,361
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$463,133
Total Project Budget	\$39,919,041
Maximum Total Facilities Grant ³	\$15,150,082

¹ Does not include owner’s or construction contingencies.

² Does not include any grant funds for potentially eligible owner’s or construction contingency expenditures; subject to MSBA review and audit.

³ Includes 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.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$14,686,949; however, the District may be eligible for up to an additional \$463,133 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 \$15,150,082 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing James F. Peebles Elementary School with a new District-wide, grades 3-5 elementary school on the existing site.