

District: Town of Millbury
 School Name: Raymond E. Shaw Elementary School
 Recommended Category: Project Scope and Budget
 Date: August 21, 2019

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 Millbury (the “District”) to replace the existing Raymond E. Shaw Elementary School with a new grades 3-6 facility on the existing site.

District Information	
District Name	Town of Millbury
Elementary School(s)	Elmwood Street Elementary School (PK-3) Raymond E. Shaw Elementary School (4-6)
Middle School(s)	N/A
High School(s)	Millbury Junior-Senior High School (7-12)
Priority School Name	Raymond E. Shaw Elementary School
Type of School	Elementary School
Grades Served	4-6
Year Opened	1975
Existing Square Footage	73,911
Additions	N/A
Acreage of Site	150 acres
Building Issues	<p>The District identified deficiencies in the following areas:</p> <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Plumbing systems - Envelope - Windows - Accessibility <p>In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program as well as existing and projected overcrowding.</p>
Original Design Capacity	Unknown
2018-2019 Enrollment	443
Agreed Upon Enrollment	Study Enrollment includes the following configurations: 550 Students (grades 3-6) (Preferred Schematic) 415 Students (grades 4-6)
Enrollment Specifics	Contingent upon the Board’s approval of the Preferred Schematic, the District will sign a Design Enrollment Certification for 550 students in grades 3-6.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	February 15, 2017
Invitation to Feasibility Study	October 25, 2017

Preferred Schematic Authorization	April 10, 2019
Project Scope & Budget Authorization	On August 28, 2019 agenda
Reimbursement Rate Before Incentives	57.74%
Incentive Points	1.63 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	61.37%

¹The MSBA also 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”)	Hill International
Designer	Turowski2 Architecture, 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 \$60,922,761, which includes an estimated construction cost of \$49,269,791 (\$546/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$39,555,540, which excludes: legal fees; OPM and Designer fees associated with ineligible Health and Physical Education spaces; costs associated with abatement of asbestos-containing floor materials and removal of existing fuel storage tanks; site costs in excess of 8% of total building cost; construction costs in excess of \$333/sq. ft. plus eligible demolition and abatement; costs associated with mailing and moving; costs in excess of the \$1,200 per student allowance for fixtures, furniture, and equipment; costs in excess of the \$1,200 per student allowance for technology; cost associated with the commissioning of ineligible square footage; construction contingency costs; and other ineligible costs.

Project Scope and Budget Agreement	
Enrollment: 550	District’s Proposed
Proposed Total Square Feet: 90,266	Project Budget
Project Budget ¹	\$58,207,636
Scope Exclusions/Ineligible Costs	-\$18,652,096
Estimated Basis of Total Facilities Grant	\$39,555,540
Reimbursement Rate	61.37%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$24,275,235
Cost Recovery	-\$1,167
Estimated Maximum Total Facilities Grant ²	\$24,274,068
Potentially Eligible Owner’s and Construction Contingencies	\$744,333
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures	\$456,797
Total Project Budget	\$60,922,761
Maximum Total Facilities Grant ^{3,4}	\$24,730,865

¹Does not include Owner’s or Construction Contingencies.

²Does 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.*

⁴*Maximum Total Facilities Grant will be allocated in part to the current Grant Cap, and in part to future available Grant Cap space.*

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$24,274,068; however, the District may be eligible for up to an additional \$456,797 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 \$24,730,865 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Raymond E. Shaw Elementary School with a new grades 3-6 facility on the existing site.