

District: Town of Westwood
 School Name: Paul R. Hanlon Elementary School
 Recommended Category: Project Scope and Budget
 Date: April 7, 2021

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 Westwood (the “District”) to replace the existing Paul R. Hanlon Elementary School and the existing Deerfield Elementary School with a new facility serving grades K-5 on the site of the existing Paul R. Hanlon Elementary School. MSBA staff accepts the District’s Schematic Design, contingent upon the District gaining full ownership, control, and exclusive use of the proposed site.

MSBA staff also recommends that the Executive Director be authorized to allow the District 230 days to appropriate funds, effectively extending the typical 120-day target date of August 12, 2021 to November 30, 2021.

District Information	
District Name	Town of Westwood
Elementary School(s)	Downey Elementary School (PK-5) Deerfield Elementary School (K-5) Martha Jones Elementary School (K-5) Paul R. Hanlon Elementary School (K-5) William E. Sheehan Elementary School (K-5)
Middle School(s)	E. W. Thurston Middle School (6-8)
High School(s)	Westwood High School (9-12)
Priority School Name	Paul R. Hanlon Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1953
Existing Square Footage	31,600
Additions	Modular addition in 2004
Acreage of Site	8.5 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 – Roof – Accessibility 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.
Original Design Capacity	Unknown

District Information	
2020-2021 Enrollment	192
Agreed Upon Enrollment	560
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 560 students serving grades K-5.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 13, 2017
Invitation to Feasibility Study	February 13, 2019
Preferred Schematic Authorization	August 26, 2020
Project Scope & Budget Authorization	On April 14, 2021 Board agenda
Reimbursement Rate Before Incentives	35.42%
Incentive Points	1.93 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	39.35%

¹The 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”)	Compass Project Management, Inc.
Designer	Dore & Whittier 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 \$87,820,386, which includes an estimated construction cost of \$70,380,680 (\$622/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$44,975,001 which excludes legal fees; OPM and Designer fees associated with scope excluded building cost; permitting fees; recording fees; costs associated with ineligible square footage; abatement of asbestos-containing floor materials; 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 potential construction add-alternates; 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; and owner’s and construction contingency costs.

Additionally, cost associated with the commissioning of ineligible square footage will result in the recovery of a portion of the overall commissioning cost. The MSBA has calculated this recovery of commissioning-related funds to be \$14,336 which has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 560 Proposed Total Square Feet: 113,141	District's Proposed Project Budget
Project Budget ¹	\$83,601,386
Scope Exclusions/Ineligible Costs	-\$38,626,385
Estimated Basis of Total Facilities Grant	\$44,975,001
Reimbursement Rate	39.35%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$17,697,663
Cost Recovery	-\$14,336
Estimated Maximum Total Facilities Grant ²	\$17,683,327
Potentially Eligible Owner's and Construction Contingencies	\$1,403,807
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$552,398
Total Project Budget	\$87,820,386
Maximum Total Facilities Grant ^{3,4}	\$18,235,725

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.

³Includes 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.

⁴Maximum 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 \$17,683,327; however, the District may be eligible for up to an additional \$552,398 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 \$18,235,725 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Paul R. Hanlon Elementary School and the existing Deerfield Elementary School with a new facility serving grades K-5 on the site of the existing Paul R. Hanlon Elementary School contingent upon the District gaining full ownership, control, and exclusive use of the proposed site.