

District: City of Fitchburg  
 School Name: Crocker Elementary School  
 Recommended Category: Project Scope and Budget  
 Date: June 16, 2021

**Recommendation**

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the City of Fitchburg (the “District”) to replace the existing Crocker Elementary School with a new facility serving grades 1-5 on the site of the existing Crocker Elementary School.

<b>District Information</b>	
District Name	City of Fitchburg
Elementary School(s)	Crocker Elementary School (PK-4) McKay Arts Academy (PK-8) Reingold Elementary School (PK-4) South Street Elementary School (PK-4)
Middle School(s)	Arthur M. Longsjo Middle School (5-8) Memorial Middle School (5-8)
High School(s)	Fitchburg High School (9-12) Goodrich Academy (9-12)
Priority School Name	Crocker Elementary School
Type of School	Elementary School
Grades Served	PK-4
Year Opened	1964
Existing Square Footage	73,081
Additions	N/A
Acreage of Site	17 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>– Mechanical systems</li> <li>– Electrical systems</li> <li>– Plumbing systems</li> <li>– Envelope</li> <li>– Windows</li> <li>– Roof</li> </ul> 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
2020-2021 Enrollment	566
Agreed Upon Enrollment	845
Enrollment Specifics	The City and MSBA have mutually agreed upon a design enrollment of 845 students for grades 1-5
Total Project Budget – Debt Exclusion Anticipated	No

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	February 15, 2017
Invitation to Feasibility Study	April 10, 2018
Reclassification to Eligibility Period	June 26, 2019
Reclassification to Feasibility Study	April 15, 2020
Preferred Schematic Authorization	October 28, 2020
Project Scope & Budget Authorization	On June 23, 2021 Board agenda
Reimbursement Rate Before Incentives	80.00%
Incentive Points	1.20 – Maintenance
Total Reimbursement Rate <sup>1</sup>	80.00% <sup>1</sup>

<sup>1</sup>By statute, 80.00% is the District’s maximum reimbursement rate and the District’s base reimbursement rate is 80.00% before applying any incentive points. Therefore, the District is not eligible to receive any incentive points as the base reimbursement rate results in a maximum reimbursement rate of 80.00%.

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Colliers International
Designer	Saam Architects, LLC

## 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 \$65,032,984, which includes an estimated construction cost of \$49,774,500 (\$430/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$49,684,453, which excludes legal fees; OPM and Designer fees beyond MSBA funding cap for Basic Services; permitting fees; costs associated with the abatement of asbestos-containing floor materials and other hazardous 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 mailing and moving; construction contingency costs; and other ineligible costs.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 845	District’s Proposed Project Budget
Proposed Total Square Feet: 115,788	
Project Budget <sup>1</sup>	\$60,032,984
Scope Exclusions/Ineligible Costs	-\$10,345,531
Estimated Basis of Total Facilities Grant	\$49,684,453
Reimbursement Rate	80%
Estimated Maximum Total Facilities Grant before Cost Recovery <sup>2</sup>	\$39,747,562
Cost Recovery	\$0
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$39,747,562
Potentially Eligible Owner’s and Construction Contingencies	\$2,997,745
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures	\$2,398,196
Total Project Budget	\$65,032,984
Maximum Total Facilities Grant <sup>3,4</sup>	\$42,145,758

<sup>1</sup>*Does not include Owner's or Construction Contingencies.*

<sup>2</sup>*Does not include any grant funds for potentially eligible Owner's or Construction Contingency Expenditures; subject to MSBA review and audit.*

<sup>3</sup>*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.*

<sup>4</sup>*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 \$39,747,562; however, the District may be eligible for up to an additional \$2,398,196 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 \$42,145,758 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Crocker Elementary School with a new facility serving grades 1-5 on the site of the existing Crocker Elementary School.