

District: City of Quincy
 School Name: Squantum Elementary School
 Recommended Category: Project Scope and Budget
 Date: October 23, 2024

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 Quincy (the “District”) for an addition and renovation project at the Squantum Elementary School serving students in kindergarten through grade 5 on the existing site.

Please note, the District’s Preferred Schematic includes the use of parkland that is adjacent to the site for the installation of subsurface geothermal facilities, temporary parking, and temporary use of the site as a construction lay down area. The City Solicitor has shared with the MSBA that the City of Quincy, working with the Commonwealth, has concluded that Article 97 is not implicated in this case, as the impacts to the parkland are temporary in nature and the parkland will be returned to its prior use as part of the project.

District Information	
District Name	City of Quincy
Elementary School(s)	Amelio Della Chiesa Early Childhood Center (PK) Atherton Hough Elementary School (K-5) Beechwood Knoll Elementary School (K-5) Charles A. Bernazzani Elementary School (K-5) Clifford Marshall Elementary School (K-4) Francis W. Parker Elementary School (K-5) Lincoln Hancock Community School (K-4) Merrymount Elementary School(K-5) Montclair Elementary School (K-5) Snug Harbor Community School (PK-5) Squantum Elementary School(K-5) Wollaston Elementary School (K-5)
Middle School(s)	Atlantic Middle School (6-8) Broad Meadows Middle School (6-8) Central Middle School (6-8) Point Webster Middle School (PK, 5-8) South West Middle School (5-8)
High School(s)	North Quincy High School (9-12, SP) Quincy High School (9-12)
Priority School Name	Squantum Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1919
Existing Square Footage	45,043
Additions	1949 – gymnasium, additional classrooms 1971 – media center, additional classrooms (most recent renovation)

District Information	
Acreage of Site	3.06 acres
Building Issues	<p>The District identified deficiencies in the following areas:</p> <ul style="list-style-type: none"> • Structural integrity • Mechanical systems • Electrical systems • Envelope • Windows • Roof <p>In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.</p>
Original Design Capacity	Unknown
2023-2024 Enrollment	360 students
Agreed Upon Enrollment	380 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 380 students serving grades K-5.
Total Project Budget – Debt Exclusion Anticipated	No

MSBA Board Votes	
Invitation to Eligibility Period	April 14, 2021
Invitation to Feasibility Study	April 27, 2022
Preferred Schematic Authorization	February 28, 2024
Project Scope & Budget Authorization	On October 30, 2024 Board agenda
Reimbursement Rate Before Incentives	60.40%
Incentive Points	1.53 – Maintenance 0.31 – Major Reconstruction or Reno/Reuse 3.00 – Energy Efficiency – “Green Schools” ¹ 1.00 – Indoor Air Quality – “Green Schools” ¹
Total Reimbursement Rate ¹	66.24%

¹The MSBA has provisionally included three (3) incentive points for energy efficiency, and one (1) incentive point for indoor air quality, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements of the Green Schools Program, the District will not qualify for some or all of these incentive points, and the MSBA will adjust the reimbursement rate accordingly.

Consultants	
Owner’s Project Manager (the “OPM”)	PCA360, LLC
Designer	Arrowstreet, 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 \$108,712,832, which includes an estimated construction cost of \$81,196,053 (\$1,017/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$57,897,986, which excludes the following: OPM and Designer fees associated with excluded scope; OPM and Designer fees beyond MSBA funding

limits; costs associated with asbestos-containing floor material and ceiling tile abatement; construction costs for building and site work beyond MSBA funding limits, which includes scope associated with ineligible building area; costs associated with swing space and modulars; costs associated with mailing and moving; costs exceeding the \$1,200 per student allowance for furniture, fixtures, and equipment; costs exceeding the \$1,200 per student allowance for technology; costs associated with the commissioning of ineligible building area; and, owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 380	District’s Proposed Project Budget
Proposed Total Square Feet: 79,801	
Project Budget ¹	\$103,758,666
Scope Exclusions/Ineligible Costs	-\$45,860,680
Third Party Funding	-\$0
Estimated Basis of Total Facilities Grant	\$57,897,986
Reimbursement Rate	66.24%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$38,351,626
Commissioning Costs Associated with Ineligible Building Area	-\$4,673
Cost Recovery Associated with Prior Projects	-\$0
Estimated Maximum Total Facilities Grant ²	\$38,346,953
Owner’s and Construction Contingencies	\$4,954,166
Ineligible Owner’s and Construction Contingencies	-\$2,518,284
Potentially Eligible Owner’s and Construction Contingencies	\$2,435,882
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures	\$1,613,528
Total Project Budget	\$108,712,832
Maximum Total Facilities Grant ^{3,4}	\$39,960,481

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 \$38,346,953; however, the District may be eligible for up to an additional \$1,613,528 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 \$39,960,481 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project at the Squantum Elementary School serving students in kindergarten through grade 5 on the existing site.