

District: Town of Canton
 School Name: William H. Galvin Middle School
 Recommended Category: Project Scope and Budget
 Date: August 21, 2024

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 Canton (the “District”) to replace the existing William H. Galvin Middle School with a new facility designed for 1,020 students in grades 5 through 8 on the site of the existing school.

Additionally, the District's proposed project may be subject to the review of the Massachusetts Environmental Policy Act Office ("MEPA Review"). Therefore, the MSBA Board's authorization to enter a Project Scope and Budget Agreement and a Project Funding Agreement will be conditioned upon the District fulfilling the applicable MEPA requirements associated with the MEPA Review.

| District Information | |
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| District Name | Town of Canton |
| Elementary School(s) | Rodman Early Childhood Center (PK) Dean S. Luce Elementary School (K-5) John F. Kennedy Elementary School (K-5) Lt. Peter M. Hansen Elementary School (K-5) |
| Middle School(s) | William H. Galvin Middle School (6-8) |
| High School(s) | Canton High School (9-12, SP) |
| Priority School Name | William H. Galvin Middle School |
| Type of School | Middle School |
| Grades Served | 6-8 |
| Year Opened | 1971 |
| Existing Square Footage | 131,903 |
| Additions | N/A |
| Acreage of Site | 33.8-acres |
| Building Issues | The District identified deficiencies in the following areas: <ul style="list-style-type: none"> • Mechanical systems • Electrical systems • Plumbing systems • Building envelope • Windows • Roof 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 | 850 students |
| 2023-2024 Enrollment | 742 students |
| Agreed Upon Enrollment | 1,020 students |
| Enrollment Specifics | The District and MSBA have mutually agreed upon a design enrollment of 1,020 students serving grades 5-8. |

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| District Information | |
| Total Project Budget – Debt Exclusion Anticipated | Yes |

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| MSBA Board Votes | |
| Invitation to Eligibility Period | March 2, 2022 |
| Invitation to Feasibility Study | October 26, 2022 |
| Preferred Schematic Authorization | April 24, 2024 |
| Project Scope & Budget Authorization | On August 28, 2024 Board agenda |
| Reimbursement Rate Before Incentives | 47.21% |
| Incentive Points | 1.67 – Maintenance 3.00 – Energy Efficiency – “Green Schools” ¹ 1.00 – Indoor Air Quality – “Green Schools” ¹ |
| Total Reimbursement Rate ¹ | 52.88% |

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.

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| Consultants | |
| Owner’s Project Manager (the “OPM”) | Leftfield, LLC |
| Designer | Ai3 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 \$241,764,835, which includes an estimated construction cost of \$195,345,100 (\$895/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$138,009,080, 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; costs associated with the removal of fuel storage tanks; construction costs for building and site work beyond MSBA funding limits, which includes scope associated with ineligible building area; 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.

Additionally, the proposed demolition of the William H. Galvin Middle School will result in the MSBA recovering a portion of state funds previously paid to the District for the roof replacement project at the existing facility completed in September 2014. The MSBA has calculated this recovery of funds to be \$144,050 and this amount has been deducted from the Estimated Maximum Total Facilities Grant.

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| Project Scope and Budget Agreement | |
| Enrollment: 1,020 Proposed Total Square Feet: 218,350 | District’s Proposed Project Budget |
| Project Budget ¹ | \$230,044,129 |
| Scope Exclusions/Ineligible Costs | - \$92,035,049 |

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| Third Party Funding | -\$0 |
| Estimated Basis of Total Facilities Grant | \$138,009,080 |
| Reimbursement Rate | 52.88% |
| Estimated Maximum Total Facilities Grant before Cost Recovery ² | \$72,979,202 |
| Commissioning Costs Associated with Ineligible Building Area | -\$26,954 |
| Cost Recovery Associated with Prior Projects | -\$144,050 |
| Estimated Maximum Total Facilities Grant ² | \$72,808,198 |
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| Owner's and Construction Contingencies | \$11,720,706 |
| Ineligible Owner's and Construction Contingencies | -\$8,790,529 |
| Potentially Eligible Owner's and Construction Contingencies | \$2,930,177 |
| Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures | \$1,549,478 |
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| Total Project Budget | \$241,764,835 |
| Maximum Total Facilities Grant ^{3,4} | \$74,357,676 |

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 \$72,808,198; however, the District may be eligible for up to an additional \$1,549,478 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 \$74,357,676 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing William H. Galvin Middle School with a new facility designed for 1,020 students in grades 5 through 8 on the site of the existing school, which said MSBA Board authorization shall be conditioned upon the District fulfilling any applicable MEPA requirements associated with a MEPA Review.