

District: Woburn
School Name: Goodyear Elementary School
Category: Project Scope and Budget Agreement

Recommendation:

That the Executive Director is authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the City of Woburn for the construction of a new Goodyear Elementary School.

Background:

The Goodyear Elementary School, the District's prioritized Statement of Interest, was built in 1927. The current enrollment is 215 students. The main building of the existing Goodyear Elementary School is approximately 26,990 gross square feet, and there are four modular units. The District had identified a number of building issues including: an outdated HVAC system, 1960's roof replacement, ADA compliance issues, the need for replacement of windows, walls, floors and ceilings, and deterioration and ventilation issues with its four portable classrooms. In addition to the physical plant issues, the District identified programmatic deficiencies including educational programs that are held in converted janitor storage areas with poor ventilation, heat, and lighting as well as, due to overcrowding, the need to relocate the Library from a 900 square foot classroom to a 400 square foot classroom, leaving no space for instruction.

The District performed a Feasibility Study, dated December 1, 2005, by Tappe Associates that determined that the Goodyear School needs to be replaced. The study also determined that consolidating two older, smaller schools in poor condition into one new, larger facility was the most cost effective solution for the Goodyear School and for District-wide issues. The Feasibility Study recommended replacing the Goodyear Elementary and Clapp Elementary (an elementary school which also needs to be replaced) with a single larger Goodyear Elementary School as the most cost effective and educationally appropriate solution. Based on updated enrollment projections and staff's evaluation of the District's feasibility study and cost estimates, on June 3, 2009, the MSBA Board voted the Goodyear Elementary School to proceed into schematic design for the construction of a new elementary school on the existing Goodyear site to replace the Goodyear and Clapp Elementary Schools. The design enrollment for the new combined elementary school is 320 students to house grades K to 5.

Discussion

The new Goodyear Elementary School will be built on the existing Goodyear site following demolition of the existing school. The City is moving forward with the procurement and installation of eight modular units at the Clapp School to house the students during the demolition of the existing Goodyear School and construction of a new school. The District is also seeking the Inspector General's approval to use the Construction Manager at Risk methodology.

MSBA staff has reviewed the schematic drawings and specifications provided by the District and have met with the District and its consultants to discuss scope and budget. The District has provided a project budget of \$26,504,354 which includes an estimated construction cost of \$19,943,564. Based upon a construction cost of \$275 per square foot plus the cost of demolition

and building abatement, the basis of the Total Facilities Grant would be \$24,375,769 which excludes the cost of the modulars, any sitework costs over 8% of the building construction costs and any FF&E costs over the allowance of \$2,400 per student.

Goodyear ES 320 Students 67,277 square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$26,504,354	\$24,375,769
Project Cost per square foot	\$394/SF	\$362/SF
Total Construction Budget	\$19,943,564	\$19,037,079
Construction Cost per square foot	\$296/SF	\$275/SF plus demo and building abatement
Reimbursement Rate		51.21%
Total Maximum Facilities Grant		\$13,214,104

MSBA staff recommends that \$24,375,769 be the basis of the Total Facilities Grant for the Project Scope and Budget Agreement and Project Funding Agreement for the construction of the new Goodyear Elementary School in Woburn.