

District: Billerica  
School Name: Parker Elementary School  
Recommended Category: Project Scope and Budget Agreement  
Date: September 30, 2009

Recommendation:

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

Background:

The Parker Elementary School, the District's prioritized Statement of Interest, was built in 1953. The current enrollment is 397 students. The facility totals approximately 45,500 gross square feet, and there are two modular units that have added five extra classrooms. The District identified a number of building issues associated with the school including sagging and uneven floors, inadequate ventilation, and aging HVAC equipment. In addition to the physical plant issues, the District identified programmatic deficiencies including overcrowding, water penetration that has left the windows damaged, and a lack of SPED classrooms that are currently housed in the basement with no windows.

On November 28, 2007 the MSBA Board invited the District to conduct a feasibility study for the Parker Elementary School.

Project Description

The District hired SMMA to conduct a Feasibility Study, dated May 2009, which determined that the Parker School needs to be replaced. Based on updated enrollment projections and staff's evaluation of the District's feasibility study and cost estimates, the MSBA Board voted on June 3, 2009 that the Town of Billerica proceed into schematic design for the construction of a new 90,600 square foot elementary school on the existing Parker site to replace the existing Parker Elementary School. The design enrollment for the new three-story elementary school is 500 students, grades K to 5, predicated upon the inclusion of 100 students being redistricted into the Parker Elementary School to alleviate overcrowding at the Dutile and Vining Elementary Schools.

Discussion

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 total project budget of \$34,007,436 which includes an estimated construction cost of \$27,056,467. Based upon a construction cost of \$275 per square foot plus the cost of demolition and building abatement (excluding all costs associated with abatement of asbestos containing floor materials), the basis of the Total Facilities Grant is \$31,565,064, which excludes any site work costs over 8% of the building construction costs and any FF&E costs over the allowance of \$2,400 per student.

Parker Elementary School 500 Students 88,129 square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$34,007,436	\$31,565,064
Project Cost per square foot	\$386/gsf	\$358/gsf
Total Construction Budget	\$27,056,467	\$24,616,595
Construction Cost per square foot	\$307/gsf	\$275/gsf plus demo and in-building abatement
Reimbursement Rate		55.69%
Maximum Total Facilities Grant		\$17,578,584

MSBA staff recommends that \$31,565,064 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 Parker Elementary School in Billerica.