

District: Dedham
School Name: Avery 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 Project Funding Agreement with the Town of Dedham for the construction of a new Avery Elementary School on the site of the existing Dedham High School.

Background:

The Avery Elementary School, the District's prioritized Statement of Interest, was built in 1921 and is approximately 36,000 gross square feet. The existing facility houses grades 1-5, with an 2008-09 enrollment of 211 students. The District has identified a number of issues associated with the existing facility, including walls that leak and are in need of constant repair, water penetration that has caused major damage to the exterior of the building, basement rooms that are experiencing brick erosion on the interior side of walls from moisture and flooding, entry doors that are in poor condition and do not function properly, and inadequate vehicular drop off/pick up capability that conflicts with existing play areas, which also are of poor quality.

In addition to the physical plant issues, the District has identified programmatic deficiencies including severe overcrowding, which has caused limited square footage for the special education program, counseling, administration, storage and support spaces. Due to the space constraints, art and music are forced to share their spaces; corridors provide storage; there is no computer lab or auditorium; and, there is no cafeteria or kitchen. Food service is provided from the corridor and students eat at their desks. The gym is undersized and includes a stage but it is in poor condition. Finally, the building is not ADA compliant.

On April 2, 2008, the MSBA Board of Directors voted the Avery Elementary School to proceed into Schematic Design for the construction of a new Avery Elementary School. Based upon discussion between the District and MSBA staff, an agreed-upon enrollment of 310 students will be used as the basis of design for new construction. This enrollment will accommodate the re-districting of approximately 50 students from the Oakdale Elementary district to alleviate overcrowding at that facility and the re-location of some of the District's special education programming that will provide more appropriate and efficient programmatic space for these programs.

Project Description

In conjunction with the selected designer, the District proposes to construct a new three-story, 61,000 square foot facility with an attached gymnasium that will replace the existing Avery Elementary School. Subsequent to the evaluation and review of several site options, the District has proposed to locate the new facility on Town-owned land adjacent to the existing Dedham High School. The proposed building is planned to consist of a structural steel frame with masonry brick exterior façade and concrete masonry unit back-up. The District along with the design team also proposes to incorporate several sustainable design features into the new facility.

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 \$23,366,740 which includes an estimated construction cost of \$17,931,921. Based upon a construction cost of \$274 per square foot, the basis of the Total Facilities Grant would be \$21,806,569 which excludes the cost of any site work costs over 8% of the building construction costs and any FF&E costs over the allowance of \$2,400 per student.

Avery Elementary School 310 Students 61,000 square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$23,366,740	\$21,806,569
Project Cost per square foot	\$383	\$362
Total Construction Budget	\$17,931,921	\$16,699,005
Construction Cost per sq. ft.	\$294	\$274
Reimbursement Rate		50.84%
Maximum Total Facilities Grant		\$11,086,460

MSBA staff recommends that \$21,806,569 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 Avery Elementary School in Dedham, MA.