

District: Nashoba Regional School District  
School Name: Pompositticut 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 Nashoba Regional School District for a renovation/addition project for the Pompositticut/Center Elementary School.

Background:

Nashoba Regional School District filed two Statements of Interest (SOI) for its two elementary schools located on different sites serving grades K-5 and sharing faculty. The Pompositticut Elementary School and the Center School are approximately 0.25 miles apart. The District prioritized the SOI for the Pompositticut Elementary School.

The Pompositticut Elementary School, built in 1971 as an open concept school, serves grades K-2 with a 2008-2009 enrollment of 270 students. The existing one-story Pompositticut Elementary School is approximately 40,115 square feet and includes two modular units added in 2005 and 2006. The District identified a number of building issues associated with the sprinkler/fire suppression, security, and HVAC systems. In addition to the physical plant issues, the District identified programmatic deficiencies including undersized classrooms, disruption of program activities due to the existing open floor plan, a general lack of specialized teaching spaces, and safety concerns with bus and parent drop off/pick up and parking availability.

The Center Elementary School was built in 1954. The Center Elementary School is approximately 36,007 square feet and serves grades 3-5, with a 2008-2009 enrollment of 313 students. Due to a lack of available program space, in 2007, the school began utilizing a 1,000 square foot apple barn on the existing property to house music, science and technology classes. The District identified a number of building hazards including fire code violations, lack of security, and the presence of asbestos, along with insufficient HVAC and health delivery systems. Programmatic deficiencies and increasing enrollment also pose a problem at the Center School as a result of undersized classrooms and core academic spaces.

The District has stated that the elementary schools have reached capacity. Although the installation of modular units at one of the schools has provided temporary relief, insufficient space has affected delivery of the educational program at each school. In addition, with the current elementary programs split between two buildings, the faculty and staff have to travel between the two schools which the District states reduces the time available to meet the needs of the students. The District believes that the only viable solution is to construct an addition/renovation to the Center Elementary School which would allow the Pompositticut

Elementary School to relocate to the existing Center School and would address the facility conditions at the Center Elementary School.

On November 28, 2007, the MSBA Board of Directors voted to invite the District to conduct a feasibility study for Pompositicut Elementary School to identify and study possible solutions and, through a collaborative process with the MSBA, reach a mutually-agreed upon solution.

Project Description

Based on an agreed upon design enrollment of 600 students and a core of 660, the MSBA and the District and their consultant team met several times to discuss the option of renovating and putting an addition on to the Center Elementary School. Based upon this review, the MSBA Board of Directors approved, on June 3, 2009, the Nashoba Regional School District to proceed to schematic design for a renovation/addition to the Center Elementary School as the preferred option for a solution to the problems identified at the Pompositicut and Center Elementary Schools for a 98,030 square foot facility to replace the combined existing 76,122 square feet for both buildings.

Discussion

MSBA staff have 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 \$38,420,499 which includes an estimated construction cost of \$29,016,598. Based upon a construction cost of \$271 per square foot, plus the cost of demolition and eligible building abatement, the basis of the Total Facilities Grant would be \$35,658,326 which excludes any site work costs over 8% of the building construction costs and FF&E costs over the allowance of \$2,400 per student.

Pompositicut/Center ES 600 Students 98,030 square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$38,420,499	\$35,658,326
Cost per square foot:	\$392/sf	\$364/sf
Total Construction Budget:	\$29,016,598	\$27,071,149
Cost per square foot:	\$296/sf	\$271/sf
Reimbursement Rate:		50.85%
Maximum Total Facilities Grant:		\$18,132,259

MSBA staff recommends that \$35,658,326 be the basis of the Total Facilities Grant for the Project Scope and Budget Agreement and Project Funding Agreement for the construction of a renovation/addition for the Pompositicut/Center Elementary School located in Stow.