

District: Needham
School Name: Newman 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 Needham for the proposed HVAC replacement and interior repair project at the Newman Elementary School.

Background

The Town of Needham, with a total 2008-2009 student population of 5,115, has five elementary schools (one PreK - 5 and four K- 5), one middle school (6-8), and one high school (9-12). The Newman Elementary School, the District's prioritized Statement of Interest, is a 119,264 gross square foot facility, and was originally constructed as a junior high school/middle school in 1961. The Town took the school out of service from 1986 to 1993 and renovated it in 1993 as an elementary school, grades PreK-5. Additional renovations to the pre-school portion of the west wing of the Newman School were completed in 2002. The Newman Elementary School has a 2008-09 enrollment of 745 students.

The District has identified a number of concerns, including the following: failed sections of the subterranean ductwork; other elements of the heating and ventilation distribution system at risk of failure; health and safety hazards associated with the deterioration and failure of elements of the heating and ventilation system and related facility problems; accident reports filed; reported symptoms related to air quality in the building; reported carbon dioxide levels in excess of current standards; classrooms relocated as a result of ventilation issues.

The District installed a temporary HVAC system for \$300,000 as part of their Short-Term Remediation Plan. The District performed a feasibility study in December 2008 that explored several different options including HVAC and overall building upgrades.

On January 28, 2009, the MSBA Board of Directors voted to invite the District to collaborate with the MSBA in conducting a Feasibility Study for a potential repair of the problems identified in the Statement of Interest for the Newman Elementary School.

Project Description

MSBA staff has met a number of times with the District and design team to discuss existing conditions, phasing, and overall building upgrades to better understand the District's needs as well as the scope of the proposed project. Staff reviewed the previous studies conducted by the District including a review of existing conditions of the building. Following the initial feasibility study report, there were six potential HVAC options identified. Three of the options were eliminated as a result of cost and climate issues. Three options were further considered and evaluated including standard gas fired roof top units, semi-custom hydronic roof top units and air handling units in one centrally located mechanical room.

The District's Permanent Public Building Committee (PPBC) has recommended the use of standard gas-fired roof top units based on its analysis of these three options. MSBA staff has reviewed this analysis in conjunction with the comprehensive Feasibility Study Report and concurs with the District's preferred option to provide a total HVAC replacement using standard gas fired roof top units. The proposed scope includes the repairs and renovations associated with the replacement of the HVAC system as well as roof replacement, fire protection system, kitchen ventilation system and equipment and building accessibility upgrades.

MSBA staff has identified a number of items that are not within the agreed-upon scope and have determined that the following proposed items not associated with the HVAC replacement and accessibility upgrades are ineligible for reimbursement including work in the auditorium, interior construction and finishes, elevator modernization, site work and tennis court restoration, and temporary on-site modular units to accommodate students during phased construction of the project

Discussion

MSBA staff has reviewed the schematic design package submitted by the District and have met with the District and the design team to discuss scope, budget, and schedule of the project. The District has provided a total project budget of \$27,412,128.00, which includes an estimated construction cost of \$21,920,781.00. Based upon a construction cost of \$135.00 per square foot, plus the cost of demolition and building abatement, the basis of the Total Facilities Grant would be \$21,497,319.00, which excludes, among other things, site work costs not associated with the HVAC and mechanical upgrades, the temporary HVAC system, and the work identified as ineligible in the previous section. We understand that the District will be implementing temporary modular building classrooms during construction and phasing. All costs associated with modular buildings

are categorically ineligible for reimbursement by the MSBA and would be 100% borne by the District.

Newman Elementary School 754 Students 119,264 square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$27,412,128.00	\$21,497,319.00
Project Cost per square foot	\$230.00	\$180.00
Total Construction Budget	\$21,920,781.00	\$16,055,972.00
Construction Cost per sq. ft.	\$184.00	\$135.00
Reimbursement Rate		40.00%
Maximum Total Facilities Grant		\$8,598,927.00

MSBA staff recommends that \$21,497,319.00 be the basis of the Total Facilities Grant for the Project Scope and Budget Agreement and Project Funding Agreement for the HVAC replacement and interior repair project at the Newman Elementary School.