

District: Norfolk
School Name: Freeman-Centennial 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 Norfolk to build a new Freeman-Centennial Elementary School.

Background:

The Freeman-Centennial Elementary School, the district's prioritized Statement of Interest, opened in 1950. A classroom addition was built in 1954, followed by a classroom and auditorium addition in 1964. The Centennial School was added to the Freeman in 1970. In December of 2002, a feasibility study was conducted by the District which included addition/renovation and replacement options for the school.

The main building of the existing Freeman-Centennial Elementary School is approximately 80,328 gross square feet, with a 2008-2009 enrollment of 563 students. The District has identified a number of building issues associated with the HVAC, electrical, and life safety systems. In addition to the physical plant issues, the District has identified programmatic deficiencies as a result of overcrowding and the existing open classroom floor plan. Twelve classrooms are part of the Centennial building's open floor plan which offers no substantial room divisions and poses a noise problem in each class. Other classrooms are undersized with poor ventilation. Thirty-six doors are arranged around the building creating a safety issue. The District believes that the only viable solution is to construct a new Freeman-Centennial Elementary School on the existing site.

On November 27, 2008, the MSBA Board of Directors approved staff's recommendation to issue an invitation to the Town of Norfolk to conduct a feasibility study to identify and study possible solutions to the problems identified at the Freeman-Centennial Elementary School.

Project Description

Based upon the agreed design enrollment of 585 students, the MSBA and the District and their consultant team met several times to review the educational program and site specific constraints. Based upon these reviews, staff had recommended and the MSBA Board of Directors, on July 29, 2009, approved the Town of Norfolk to proceed into schematic design for a new Freeman-Centennial Elementary School for a 96,410 square foot facility to replace the existing 80,328 square foot facility.

As part of a regional school district, the Town of Norfolk has the two elementary schools and has stated that they have limited opportunity for town building space. The District has proposed that the building include 6,976 square feet for a television studio, District offices and SACC rooms to

be built along the building perimeter and understands that the District will be solely responsible for all cost associated with these spaces.

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 \$37,543,029, which includes an estimated construction cost of \$28,940,726. 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 \$32,500,093 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. We understand that the District is also considering building a television studio, District Offices and SACC room. All costs associated with the television studio, District Offices and SACC space, have not been included in the Basis of Total Facilities Grant and are categorically ineligible for reimbursement by the MSBA and would be 100% borne by the District.

Freeman-Centennial ES 585 Students 96,410 square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$37,543,029	\$32,500,093
Cost per square foot:	\$389.41	\$337.10
Total Construction Budget:	\$28,940,726	\$26,815,328
Cost per square foot:	\$300	\$271
Reimbursement Rate:		53.16%
Maximum Total Facilities Grant:		\$17,277,050

MSBA staff recommends that \$32,500,093 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 Freeman-Centennial Elementary School.