

District: Rochester  
School Name: Rochester Memorial 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 Rochester to construct an addition/renovation to the Rochester Memorial Elementary School.

Background:

The Memorial Elementary School, the District's prioritized Statement of Interest, was built in 1953 with additions in 1972 and 1988. The District has one Elementary School, one Middle School and one High School. The main building of the existing Memorial Elementary School is approximately 71,000 SF, including two modular units. The current enrollment is 575 students. The District identified a number of building issues associated with the HVAC, electrical, and life safety systems. In addition to the physical plant issues, the District identified programmatic deficiencies including undersized classrooms and a general lack of specialized teaching spaces.

The MSBA Board previously approved an invitation to feasibility study for the District to further study the problems identified at the Memorial Elementary School. The District has stated that its elementary school has reached capacity. The installation of modular units at the school has provided temporary relief but has affected delivery of the educational program. The District believes that the only viable solution is to build an addition and renovate the existing Memorial Elementary School.

Project Description

Based on an agreed upon design enrollment of 635 students, the MSBA and the District and their consultant team met several times to discuss the District's educational program and specific building and site issues. Based upon this review, the MSBA Board of Directors approved on June 3, 2009 that the Town of Rochester proceed into schematic design for an addition/renovation to the Rochester Memorial Elementary School for 105,023 square foot facility to replace the existing 71,000 square foot facility.

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 project budget of \$26,500,000 which includes an estimated construction cost of \$20,542,448. Based upon a construction cost of \$182 per square foot, plus the cost of demolition and building abatement, the basis of the Total Facilities Grant would be \$25,169,646

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.

Rochester Memorial ES 635 Students 105,023 square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$26,500,000	\$25,268,708
Cost per square foot	\$252/sf	\$240/sf
Total Construction Budget	\$20,742,448	\$19,386,156
Cost per square foot	\$196/sf	\$182/sf
Reimbursement Rate		57.94%
Total Maximum Facilities Grant		\$14,640,689

MSBA staff recommends that \$25,268,708 be the basis of the Total Facilities Grant for the Project Scope and Budget Agreement and Project Funding Agreement for the construction of the renovation/addition to the Rochester Memorial Elementary School in Rochester, MA.