

District: Sharon
School Name: Sharon Middle 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 Sharon for the addition/renovation of the Sharon Middle School.

Background:

The Town of Sharon, with a total 2008-2009 student population of 3,394, has three elementary schools (one is PK-5, two are K-5), one middle school (6-8), and one high school (9-12). The District submitted two Statements of Interest (SOI) for Sharon Middle School and Sharon High School. The District prioritized the SOI for the Sharon Middle School.

Sharon Middle School is a 116,343 gross square foot facility constructed in 1963, with 12 modular classrooms added to accommodate the 6th grade when it moved from one of the elementary schools. The Middle School had a 2008-2009 total enrollment of 860 students. The District identified a number of concerns related to overcrowding. Plans to enhance curriculum offerings are hindered by the physical spaces available. Currently, 12 sixth grade classes are held in modular classrooms which are beginning to deteriorate. Space is inadequate for SPED programs, the gymnasium and cafeteria. The District is concerned that new housing developments create the potential for a significant increase in Sharon's school age population.

Project Description

MSBA staff met a number of times with the District to discuss design enrollment, concluding that a design enrollment of 845 students would position the District to efficiently meet space capacity needs throughout projected future enrollment variations. Staff reviewed the previous studies conducted by the District including a review of the existing conditions of the building. Based on a design enrollment of 845 students, the MSBA and the District and their consultant team met several times to discuss an addition/renovation design to accommodate Sharon's design enrollment, educational program and specific site. Based upon this review, the MSBA Board of Directors approved on April 2, 2008 the Town of Sharon to proceed into schematic design for an addition/renovation project at the Sharon Middle School.

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 \$49,540,287 which includes an estimated construction cost of \$38,513,417. Based upon a construction cost of \$198 per square foot, plus the cost of demolition

and eligible building abatement, the basis of the Total Facilities Grant would be \$43,950,340 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.

Sharon Middle School 845 Students 170,750 square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$49,540,287	\$43,950,340
Cost per square foot	\$290/sf	\$257/sf
Total Construction Budget	\$38,513,417	\$35,786,634
Cost per square foot	\$226/sf	\$198/sf
Reimbursement Rate		52.68%
Maximum Total Facilities Grant		\$23,153,039

MSBA staff recommends that \$43,950,340 be the basis of the Total Facilities Grant for the Project Scope and Budget Agreement and Project Funding Agreement for the addition/renovation project at Sharon Middle School.