

District: Sturbridge
School Name: Burgess 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 Sturbridge for the addition/renovation of the Burgess Elementary School in Sturbridge.

Background:

The Town of Sturbridge, with a total 2007-2008 student population of 889, has one elementary school (PreK-6). The District submitted one Statement of Interest (SOI) for the Burgess Elementary School, the priority SOI.

The Burgess Elementary School is a 109,000 gross square foot facility constructed in 1949 with additions in the 1950s, 1960s and 1972. The Burgess Elementary School had a 2008-2009 total enrollment of 917 students. The District identified a number of concerns, including: sprinkler systems; asbestos-containing materials throughout the building; areas that contain lead paint; roof in need of replacement; lack of a security system, efficient lighting systems and an emergency generator; inadequate heat distribution system, especially in the 1972 addition; and, inefficient boilers. In addition to the physical plant issues, the District identified programmatic deficiencies, including overcrowding, inadequate space to deliver special education, ADA compliance issues, and an open classroom design that complicates instructions.

On November 28, 2007, the MSBA Board of Directors approved staff's recommendation to invite the Town of Sturbridge to conduct a feasibility study to identify and study possible solutions to the problems identified at the Burgess Elementary School.

Project Description

MSBA staff met a number of times with the District to discuss design enrollment, concluding that a design enrollment of 860 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 860 students, the MSBA and the District and their consultant team met several times to discuss the addition/renovation design to accommodate the Sturbridge design enrollment, educational program and site specific constraints. The MSBA Board of Directors approved on April 2, 2008, the Town of Sturbridge to proceed into schematic design for an addition/renovation to the Burgess Elementary 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 project budget of \$46,926,630 which includes an estimated construction cost of \$36,492,933. Based upon a construction cost of \$227 per square foot, plus the cost of demolition and eligible building abatement, the basis of the Total Facilities Grant would be \$24,236,481. The Total Facilities Grant excludes any site work costs over 8% of the building construction costs and FF&E costs over the allowance of \$2,400 per student.

Burgess ES 860 Students 129,300 square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$46,926,630	\$41,844,754
Cost per square foot	\$363/sf	\$324/sf
Total Construction Budget	\$36,492,933	\$31,578,057
Cost per square foot	\$282/sf	\$244/sf
Reimbursement Rate		57.92%
Maximum Total Facilities Grant		\$24,236,481

MSBA staff recommends that \$41,844,754 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 the Burgess Elementary School in Sturbridge.