

District: Andover
 School Name: Bancroft Elementary School
 Recommended Category: Project Scope and Budget
 Date: November 17, 2010

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Andover for the construction of a new Bancroft Elementary School.

District Info	
District Name:	Town of Andover
Elementary Schools:	6 - Bancroft Elementary (K-5) - Henry C Sanborn Elementary (K-5) - High Plain Elementary (K-5) - Shawsheen (PK-2) - South Elementary (K-5) - West Elementary (K-5)
Middle Schools:	3 - Andover West Middle (6-8) - Doherty Middle (6-8) - Wood Hill Middle (6-8)
High Schools:	1 - Andover High
Priority School Name:	Bancroft Elementary School
Type of School:	elementary school
Grades Served:	K-5
Year Opened:	1969
Total Square Footage:	67,600 (open plan)
Additions:	modular units in November 1997
Acreage of Site:	20.2
Building Issues:	The District noted deficiencies in the following areas: - Structural integrity - Exterior walls - Windows - HVAC - Plumbing - Electrical - Fire protection, - Accessibility, and - Roof In addition to the physical plant issues, the District reported overcrowding at both the Bancroft and Shawsheen facilities.
Original Design Capacity:	Unknown
2009-2010 Enrollment:	469
Agreed Upon Enrollment:	680
Enrollment Specifics	Includes relocated K-2 students from the Shawsheen Elementary School (282 enrollment for 2009-2010)

MSBA Votes	
Invitation to Feasibility Study:	April 2, 2008
Preferred Schematic Authorization:	May 26, 2010
Project Scope & Budget Authorization:	November 17, 2010

Consultants	
Owner's Project Manager:	Town Employee – Joseph R. Piantedosi, Project Manager, Dept of Plant & Facilities
Designer:	Symmes Maini & McKee Associates

Discussion

MSBA staff has reviewed the schematic drawings, specifications, and cost estimates 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 \$44,659,837, which includes an estimated construction cost of \$34,527,063. Based upon a construction cost of \$275 per square foot for an eligible building area of 101,919 gross square feet (excludes out-buildings and some mechanical penthouses), plus the cost of demolition and eligible building abatement (excludes all costs associated with abatement of asbestos-containing floor materials), the basis of the Total Facilities Grant would be \$38,122,167,, which, pursuant to MSBA regulations and policies, excludes costs associated with legal fees, local permits, town administration staff, designer basic services cost in excess of 10% of construction costs, ineligible costs associated with abatement of asbestos-containing floor materials, site costs in excess of 8% of the building construction costs, moving costs, FF&E costs over the allowance of \$2,400 per student, and soft costs in excess of 20% of the construction costs.

Project Scope & Budget Agreement		
Design Enrollment: 680 Total Gross Square Feet: 106,486	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$44,659,837	\$38,122,167
Project Cost per square foot:	\$419	\$358
Total Construction Budget:	\$34,527,063	\$28,822,495
Construction Cost per square foot:*	\$324	\$271
Reimbursement Rate:		43.00%
Conditional Reimbursement Rate with CM@Risk Approval:**		44.00%
Maximum Total Facilities Grant (based on 44.00%):		\$16,773,753

*Does not include Construction Contingency

** The Reimbursement rate of 43.00% for the project shall be subject to an increase of up to one (1) incentive reimbursement point for a total of 44.00%, if the District receives final approval to utilize the Construction Manager at Risk construction delivery method. The Office of the

Inspector General has determined that the Town of Andover has met the requirements necessary for using the Construction Manager at Risk Construction delivery method for this project with the exception of the governing body vote. To receive the one (1) additional incentive reimbursement point, the District must submit a record of the necessary vote, scheduled for December 6, 2010, to the Office of the Inspector General documenting local authorization to use this construction method.

MSBA staff recommends a maximum Total Facilities Grant of \$16,392,531 for the Project Scope and Budget Agreement and Project Funding Agreement for the new Bancroft Elementary School and requests that the Board of Directors authorize an increase of the Total Maximum Facilities Grant to up to \$16,773,753 in the event that the District receives final approval to utilize the Construction Manager at Risk construction delivery method for this project.