

District: Ashburnham-Westminster Regional School District  
 School Name: John R. Briggs 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 Regional School District of Ashburnham-Westminster for the construction of a new John R. Briggs Elementary School.

<b>District Info</b>	
District Name:	Ashburnham-Westminster Regional School District
Elementary Schools:	3 - Briggs Elementary (K-5) - Meeting House (PreK-1) - Westminster Elementary (K-5)
Middle Schools:	1 – Overlook Middle (6-8)
High Schools:	1 – Oakmont High (9-12)
Priority School Name:	John R. Briggs Elementary School
Type of School:	elementary school
Grades Served:	K-5
Year Opened:	1967
Total Square Footage:	49,950 plus 2,550 modular, 52,500 total
Additions:	1980, 1991
Acreage of Site:	27.1
Building Issues:	The District noted deficiencies in the following areas: - Structural integrity of portable classrooms - Envelope - Windows - HVAC - Technology infrastructure  In addition to the physical plant issues, the District reported overcrowding and insufficient space for delivery of their special education program.
Original Design Capacity:	Unknown
2009-2010 Enrollment:	445
Agreed Upon Enrollment:	520
Enrollment Specifics	A mutually agreed upon design enrollment of 520 students serving grades PK-5, which includes the transfer of Ashburnham Pre-K and Special needs students from the Meetinghouse ES in Westminster into the Briggs School located in Ashburnham. The MSBA has agreed to an allowance of two Pre-kindergarten spaces to support their program.

<b>MSBA Votes</b>	
Invitation to Feasibility	November 28, 2007

Study:	
Preferred Schematic Authorization:	July 28, 2010
Project Scope & Budget Authorization:	November 17, 2010

<b>Consultants</b>	
Owner's Project Manager:	STV Incorporated
Designer:	Lamoureux Pagano & Associates, Inc.

## 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 \$30,061,597, which includes an estimated construction cost of \$24,780,629. The basis of the Total Facilities Grant would be \$27,973,738, which excludes, pursuant to MSBA regulations and policies, costs associated with administration and guidance space that exceeds the MSBA Guidelines, ineligible costs associated with abatement of asbestos-containing floor materials and transite sewer pipe, costs associated with removal of an underground storage tank, site costs in excess of 8% of the building construction costs, and costs associated with mailing and moving.

<b>Project Scope &amp; Budget Agreement</b>		
Design Enrollment: 520 Total Gross Square Feet: 86,100	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$30,061,597	\$27,973,738
Project Cost per square foot:	\$352	\$328
Total Construction Budget:	\$24,780,629	\$22,792,770
Construction Cost per square foot:*	\$290	\$267
Reimbursement Rate:**		57.46%
Conditional Reimbursement Rate with CM@Risk Approval:**		58.46%
Total Facilities Grant (based on 58.46%):		\$16,353,447

\*Includes Construction Contingency which is carried within the GMP

\*\*The Reimbursement Rate includes the updated ability-to-pay (income/wealth) factor for the District, which resulted in an increase of .63%.

\*\*\*The District intends to seek approval from the Office of the Inspector General to utilize the Construction Manager at Risk Construction delivery method for this project. The Reimbursement rate of 57.46% for the project shall be subject to an increase of up to one (1) incentive reimbursement point for a total of 58.46%, when the District receives approval from the Office of the Inspector General to utilize the Construction Manager at Risk construction delivery method.

MSBA staff recommends a maximum Total Facilities Grant of \$15,897,475 for the Project Scope and Budget Agreement and Project Funding Agreement for the new John

R. Briggs Elementary School and requests that the Board of Directors authorize an increase of the Total Maximum Facilities Grant to up to \$16,353,447 in the event that the Office of the Inspector General approves the District to utilize the Construction Manager at Risk construction delivery method for this project.