

District: Hudson  
 School Name: John F. Kennedy Middle 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 Hudson to replace its grade 6-7 Middle School facility with a new grade 5-7 John F. Kennedy Middle School.

<b>District Info</b>	
District Name:	Town of Hudson
Elementary Schools:	4 – C A Farley (1-5) – C R Hubert (K) – Forest Avenue (Pre-K, 1-5) – Mulready (1-5) *The high school houses 41 Pre-K students
Middle Schools:	1 – John F. Kennedy (6-7)
High Schools:	1 – Hudson High School
Priority School Name:	John F. Kennedy
Type of School:	Middle School
Grades Served:	6-7
Year Opened:	1963
Total Square Footage:	48,900 (with modular classroom)
Additions:	Modular Classroom added in 2003 to accommodate a program for autistic children.
Acreage of Site:	21.3
Building Issues:	The District noted deficiencies in the following areas: - Structural integrity - Exterior walls - Foundation. - Electrical system - Termite damage - Kitchen equipment In addition to the physical plant issues, the District reported overcrowding.
Original Design Capacity:	Unknown
2009-2010 Enrollment:	452 students in Grades 6 & 7
Agreed Upon Enrollment:	715 serving Grades 5-7
Enrollment Specifics	Includes relocation of grade 5 from the District's 3 elementary schools into the middle school to alleviate overcrowding and eliminate the need for construction of additional spaces at one or more of the elementary schools.

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

Preferred Schematic Authorization:	May 26, 2010
Project Scope & Budget Authorization:	November 17, 2010

<b>Consultants</b>	
Owner's Project Manager:	PMA Consultants
Designer:	The Office of Michael Rosenfeld, Inc.

**Discussion**

MSBA staff has reviewed the schematic drawings, specifications, and cost estimates provided by the District and has met with the District and its consultants to discuss scope and budget. The District has provided a total project budget of \$44,103,362, which includes an estimated construction cost of \$34,820,243. The basis of the Total Facilities Grant would be \$41,416,977, which, pursuant to MSBA regulations and policies, excludes costs associated with legal fees, ineligible costs associated with abatement of asbestos-containing floor materials and removal of an underground storage tank and contaminated soil, all costs associated with an irrigation well and system, site costs in excess of 8% of the building construction costs, and local permit fees.

<b>Project Scope &amp; Budget Agreement</b>		
Design Enrollment: 715	District's Proposed	Basis of Total
Total Gross Square Feet: 118,846	Total Project Budget	Facilities Grant
Total Project Budget:	\$44,103,362	\$41,416,977
Project Cost per square foot:	\$371	\$348
Total Construction Budget:	\$34,820,243	\$32,283,158
Construction Cost per square foot:*	\$293	\$272
Reimbursement Rate:		58.11%
Maximum Total Facilities Grant:		\$24,067,405

\*Does not include Construction Contingency

MSBA staff recommends a maximum Total Facilities Grant of \$24,067,405 for the Project Scope and Budget Agreement and Project Funding Agreement with the Town of Hudson to replace its grade 6-7 Middle School facility with a new John F. Kennedy Middle School serving grades 5-7.