

District: Winchester
 School Name: Vinson-Owen 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 Winchester for the construction of a new Vinson-Owen Elementary School.

District Info	
District Name:	Town of Winchester
Elementary Schools:	5 – Ambrose – Lincoln – Lynch – Muraco – Vinson-Owen
Middle Schools:	1 – McCall
High Schools:	1 – Winchester High School
Priority School Name:	Vinson-Owen Elementary School
Type of School:	Elementary School
Grades Served:	K-5
Year Opened:	1961
Total Square Footage:	33,140 w/ modular classrooms, 27,950 w/o modular units
Additions:	5,190 sf modular addition approx. 10 years old, 6 rooms
Acreage of Site:	9.3
Building Issues:	The District noted deficiencies in the following areas: <ul style="list-style-type: none"> - Accessibility - Envelope - Finishes In addition to the physical plant issues, the District reported overcrowding and a failure to support the District’s educational program. The existing facility lacks a cafeteria, kitchen, and computer classrooms and has inadequate areas for the library, nurses, administration, gym, custodial and toilet facilities.
Original Design Capacity:	189
2009-2010 Enrollment:	287
Agreed Upon Enrollment:	420
Enrollment Specifics	A mutually agreed upon design enrollment of 420 students serving Grades K-5 which includes redistricting its elementary schools as follows: Ambrose ES, Lincoln ES and Muraco ES (net reduction of 60 students each) and Lynch ES (net addition of 80 students), resulting in a proposed Vinson-Owen ES enrollment increase of 100 students.

MSBA Votes	
Invitation to Feasibility Study:	November 28, 2007
Preferred Schematic Authorization:	July 28, 2010
Project Scope & Budget Authorization:	November 17, 2010

Consultants	
Owner's Project Manager:	RF Walsh Collaborative Partners during Feasibility Study. The District is proposing a Town Employee for the remainder of the Project, which is subject to MSBA review and approval.
Designer:	Tappe Associates, 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 \$28,696,907 which includes an estimated construction cost of \$21,731,066. The basis of the Total Facilities Grant would be \$25,998,657, which excludes site costs in excess of 8% of the building construction costs and ineligible costs associated with abatement of asbestos-containing floor materials, mailing and moving costs, and swing space.

The District is proposing three additional classrooms in the ground floor as an alternate with an estimated budget of \$223,099. As the District does not intend to pursue this alternate unless it can be done within the existing budget, the estimated cost for this alternate is not included in either the Total Project Budget or the Estimated Basis of Total Facilities Grant. All costs associated with the proposed alternate are categorically ineligible for reimbursement by the MSBA and would be 100% borne by the District.

Project Scope & Budget Agreement		
	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Design Enrollment: 420		
Total Gross Square Feet: 74,774		
Total Project Budget:	\$28,696,907	\$25,998,657
Project Cost per square foot:	\$384	\$348
Total Construction Budget:	\$21,731,066	\$20,682,815
Construction Cost per square foot:*	\$291	\$277
Reimbursement Rate:		40.00%
Total Facilities Grant:		\$10,399,463

*Does not include Construction Contingency

MSBA staff recommends a maximum Total Facilities Grant of \$10,399,463 for the Project Scope and Budget Agreement and Project Funding Agreement for the construction of a new Vinson-Owen Elementary School.