

District: Carlisle
School Name: Carlisle K-8 School
Recommended Category: Project Scope and Budget Agreement
Date: January 27, 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 Carlisle to renovate and build an addition onto the existing Carlisle K-8 School.

Background:

Carlisle, with a total 2007-2008 student population of 720, has one elementary school (PreK-8), and one High School (9-12) which is part of the Concord-Carlisle Regional School District. Carlisle submitted one SOI for the Spalding School.

The Spalding School, the district's prioritized statement of interest, is part of a seven building campus comprising several buildings built over a 100 year period. The large sloping site accommodates the seven buildings (three of which are connected), parking, play yards, and recreation. There is sufficient acreage on the site for a school building addition. The District has identified building issues associated with a 50-year old building as well as safety, ADA, and overcrowding issues.

On November 28, 2007, the MSBA Board approved staff's recommendation to issue an invitation to feasibility study to Carlisle to further study the problems identified at the Spalding School. On April 2, 2008 the Spalding School was voted on by the MSBA Board to move into preferred schematic design for addition/renovation.

Project Description

Based on an agreed upon design enrollment of 700 students, the MSBA, the District and its consultant team met several times to discuss the educational program and specific building and site requirements. Based upon this review, the MSBA Board of Directors approved on April 2, 2008 the Town of Carlisle to proceed to schematic design for a renovation/addition to the Carlisle K-8 School.

Discussion

The MSBA agrees with the District that the Spalding Building needs to be replaced, as stated in its prioritized SOI. Although the square footage of the existing facility exceeds MSBA guidelines, the District has proposed a solution that replaces the 16,500 square foot Spalding Building with a 29,000 square foot building further expanding the facility beyond that allowed in the MSBA guidelines. The District feels strongly that all of the spaces included in their proposed solution are essential, despite the fact that not all are included in the MSBA Guidelines.

MSBA staff has 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 a limited budget to work with and has submitted a design with a total project budget of \$20,075,000, which includes an estimated construction cost of \$15,644,463. In addition to the MSBA’s standard limits on funding and subject to further review of scope and audit of submitted invoices, the MSBA will not participate in the following costs associated with the proposed project:

- The portion of the addition that is being constructed to replace spaces in the existing school to support the District’s Central Administration
- The portion of the addition that is being constructed for their proposed choral room that is adjacent to the elementary music room.

- Refurbishing of the auditorium seating.

Based upon a construction cost of \$275 per square foot for the allowable square footage in the new addition, plus the cost of demolition and eligible building abatement, the basis of the Total Facilities Grant would be \$17,471,592. This basis of grant amount excludes any site work costs over 8% of the building construction costs, OPM costs in excess of 3.5% of construction cost, and FF&E costs over the allowance of \$2,400 per student.

Carlisle K-8 School 700 Students 110,337 sf-Renovation 29,000 sf-Addition	District’s Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$20,075,000	\$17,471,592
Cost per square foot	Addition \$388 Renovation \$80	Addition \$337 Renovation \$70
Total Construction Budget	\$15,644,463	\$13,517,993
Cost per square foot	Addition \$302 Renovation \$62	Addition \$261 Renovation \$54
Reimbursement Rate		40.00%
Total Maximum Facilities Grant		\$6,988,637

MSBA staff recommends that \$17,471,592 be the basis of the Total Facilities Grant for the Project Scope and Budget Agreement and Project Funding Agreement for the renovation/addition to the Carlisle K-8 School in Carlisle, MA.