

District: Shrewsbury
School Name: Sherwood Middle School
Recommended Category: Project Scope and Budget Agreement
Date: January 27, 2010

Recommendation:

That the Executive Director is authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Shrewsbury for the replacement of the existing Sherwood Middle School.

Background

The Sherwood Middle School, the District's prioritized Statement of Interest, is a 100,560 square foot, three-story facility that serves grades 5 and 6. The current enrollment is 917 students. The original structure, which was built in 1964, is 88,902 square feet and was designed for 700 students. In 1995, the District added 10 modular classrooms to alleviate overcrowding. The facility shares a 50 acre site with the Oak Middle School which serves grades 7 and 8. The District identified a number of building issues associated with the school including poor air-quality and moisture problems, traffic congestion during drop off and pick up hours, old windows, and outdated and insufficient boiler equipment.

In addition to the physical plant issues, the District identified severe overcrowding and programmatic deficiencies including, SPED being conducted in hallways, cafeteria and the lobby; severely deficient and insufficient number of bathroom facilities, with no bathrooms in the modular units, an undersized cafeteria that requires four lunch periods with the first beginning at 10:25 AM, and a lack of adequate music space.

Shrewsbury believes that the District has reached capacity. In the last decade the District has constructed two new schools (Floral Street Elementary School and Shrewsbury High School), conducted a full renovation of the Oak Middle School, and constructed an addition to the Parker Road Pre-school. In addition, the District has added 23 modular classrooms across four other schools and leased two classrooms for its kindergarten program. Furthermore, a major grade reconfiguration was recently completed that has provided some relief, but has affected delivery of the educational program.

On November 28, 2007 the MSBA Board of Directors voted to invite the District to conduct a feasibility study for the Sherwood Middle School to further study the problems identified at the facility.

Discussion

The MSBA Board voted on September 30, 2009 to allow the Town of Shrewsbury to proceed into schematic design for the replacement of the Sherwood Middle School on the existing site. The design enrollment for the proposed new construction project is 900 students for grades 5 and 6. The newly constructed Sherwood Middle School will be built on the existing site, adjacent to the recently renovated Oak Middle School. The proposed middle school is 130,000 square feet, which is 14,000 square feet below the MSBA guideline for a 900 student middle school.

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. MSBA staff agrees that the District has adequately documented the need for the additional gymnasium space and that the proposed general classrooms meet the needs of their science curriculum. The District has provided a total project budget of \$47,266,777 which includes an estimated construction cost of \$37,025,358. The basis of the Total Facilities Grant excludes the cost associated with moving, any sitework costs over 8% of the building construction costs, ineligible soft costs, and ineligible hazardous materials related costs.

Sherwood Middle School 900 Students 130,000 square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$47,266,777	\$44,981,652
Project Cost per square foot	\$363/sf	\$346/sf
Total Construction Budget	\$37,025,358	\$34,936,369
Construction Cost per square foot	\$285/gsf	\$269/gsf
Reimbursement Rate		53.16%
Maximum Total Facilities Grant		\$23,912,246

MSBA staff recommends that \$44,981,652 be the basis of the Total Facilities Grant for the Project Scope and Budget Agreement and Project Funding Agreement for the replacement of the existing Sherwood Middle School.