

District: Burlington
School Name: Marshall Simonds Middle School
Recommended Category: Project Scope and Budget Agreement
Date: May 26, 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 Burlington for the addition/renovation project at the Marshall Simonds Middle School.

Background:

The District submitted two Statement of Interests (SOI) in 2010, one for the High School and one for the Marshall Simonds Middle School. The District identified the Marshall Simonds Middle School as its priority. The 2009-2010 enrollment for the Middle School is 859 students. The existing facility has approximately 118,000 gross square feet.

The Marshall Simonds Middle School was constructed in 1961 for use as the Burlington High School. It was converted into a Middle School in 1971. Improvements made to the facility include: replacement of all auditorium seating in 1998, replacement of all curtain wall window units in 2000, lobby floor replacement in 2001 and HVAC replacement in 2005. Minor improvements have also been completed and include flashing repairs to the roof (1998), technical education room renovations (1998) and conversion from oil to gas (1997). The District identified a number of building issues associated with the school, including all roof areas are no longer under warranty and have exceeded the normal life expectancy; the cafeteria equipment is outdated and in need of replacement; entrances and vertical circulation are not ADA-compliant; and, the fire alarm and sprinkler systems are outdated. In addition to the physical plant issues, the District identified programmatic deficiencies including insufficient space for science, undersized library/media center, insufficient music facilities and insufficient guidance and teacher space.

On January 27, 2010, the MSBA Board invited the District to conduct a feasibility study for the Marshall Simonds Middle School.

Project Description

The District procured design services and developed construction documents, dated March 17, 2003, to address facility and educational deficiencies at the Marshall Simonds Middle School through renovation of and addition to the existing facility. The District is proposing to update the 2003 construction documents to comply with current codes, standards and MSBA guidelines and to reflect updated instructional technology. Based on an agreed-upon design enrollment of 880 students, the MSBA, the District and its Designer met to discuss the educational program. On May 12, 2010, the Town of Burlington and its Designer presented their proposed project to the MSBA Facilities Assessment Subcommittee.

The District is proposing to renovate the existing 118,000 gross square feet and build an addition of 33,225 gross square feet. The proposal includes new space for science, foreign language, computer, and music instruction, a new media center, and additional space for guidance and administration. This addition will improve circulation on the first floor, improve access and vertical circulation, and create a new identifiable main entrance.

MSBA staff has received, reviewed and accepts the Designer's submission indicating the preferred option selected by the District and the options that have been explored on behalf of the District. MSBA staff has reviewed and discussed the options and corresponding space summaries with the District and the Designer to better understand which educational program is most-beneficial and efficient for the Town of Burlington in accordance with MSBA guidelines.

Discussion

MSBA staff has reviewed the documentation submitted by the District and have met with the District and its consultants to discuss scope and budget. The District has provided a project budget of \$32,865,499 which includes an estimated construction cost of \$24,683,286. The basis of the Total Facilities Grant would be \$31,741,321, which excludes all costs associated with the abatement of asbestos-containing floor materials, FF& E costs over the allowance of \$2,400 per student, and soft costs in excess of 20% of construction costs. The District's proposed budget for site costs is below 8% of the building construction costs.

Marshall Simonds Middle School 880 Students 151,225 Square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$32,865,499	\$31,741,321
Project Cost per square foot	\$217/gsf	\$210/gsf
Total Construction Budget	\$24,683,286	\$24,393,673
Construction Cost per square foot	\$163/gsf	\$161/gsf
Reimbursement Rate		54.01%
Total Facilities Grant		\$17,143,488

MSBA staff recommends that \$31,741,321 be the basis of the Total Facilities Grant for the Project Scope and Budget Agreement and Project Funding Agreement for the addition/renovation of the existing Marshall Simonds Middle School.