

District: Somerville
 School Name: East Somerville Community School
 Recommended Category: Project Scope and Budget
 Date: September 29, 2010

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the City of Somerville to renovate and build two additions to the existing East Somerville Community School for Grades K-8.

District Info	
District Name:	City of Somerville
Elementary Schools:	8 – Capuano ECC (pre-K – K) – John F. Kennedy (pre-K – 8) – Albert F. Argenziano School at Lincoln Park (K – 8) – Arthur D. Healey (K – 8) – Benjamin G. Brown (K – 6) – East Somerville Community (1 – 8) – West Somerville Neighborhood (K – 8) – Winter Hill Community (K – 8)
Middle Schools:	1 – Next Wave Junior High (6 – 8)
High Schools:	2 – Full Circle High (9 – 12) – Somerville High (9 – 12)
Priority School Name:	East Somerville Community School
Type of School:	Elementary/Middle School
Grades Served:	K- 8
Year Opened:	1972
Total Square Footage:	118,500
Additions:	None
Acreage of Site:	4.7
Building Issues:	On December 9, 2007, a fire in the East Somerville Community School damaged 18 classroom spaces, resulting in the loss of all FF&E and MEP, electrical and telecommunication/data systems in the classroom wing. Water and soot damage rendered the balance of the building uninhabitable.
Original Design Capacity:	Unknown
2009-2010 Enrollment:	546 – Currently housed in other older school facilities
Agreed Upon Enrollment:	500 (K-8)
Enrollment Specifics:	The City stressed its need for all students displaced by the fire to return to their community school and focused on the importance of having the City’s existing UNIDOS program – a program for English as a second language – in one facility. The MSBA and the City have agreed to a proposed solution that would accommodate the specific needs of the UNIDOS program and a design enrollment of 500 students.

MSBA Votes	
Invitation to Feasibility Study:	June 3, 2009
Preferred Schematic Authorization:	January 27, 2010
Project Scope & Budget Authorization:	September 29, 2010

Consultants	
Owner's Project Manager:	Employee of the City of Somerville – Gerald Boyle
Designer:	Maguire Group Inc.

Discussion

MSBA staff has reviewed the schematic drawings, specifications, and cost estimates provided by the District and have met with the District and its consultants to discuss scope and budget. The District has provided a total project budget of \$34,782,578, which includes an estimated construction cost of \$27,570,102. The basis of the Total Facilities Grant would be \$19,092,349, which excludes ineligible costs associated with abatement of asbestos-containing floor materials, building gross square footage in excess of 98,232 gross square feet as agreed upon previously, ineligible synthetic turf, FF& E costs over the allowance of \$2,400 per student, and remaining insurance proceeds paid to the City as a result of the fire.

Also, the proposed project is being planned and designed to conform to the Seventh Edition of the Massachusetts Building Code. The Eighth Edition of the Building Code (780 CMR), base version, became effective August 6, 2010; however, a six-month concurrency period was established mandating compliance with the Eight Edition on February 6, 2011. The District has expressed certainty that it can complete the required permitting process in time to use the Seventh Edition. As such, the cost estimates and budgets being presented to the Board assume that the City will meet this deadline. If the City does not obtain all required and necessary local permits for the proposed project within the concurrency period, all costs associated with compliance with the Eighth Edition of the Massachusetts Building Code shall be the sole responsibility of the City and will not be eligible for any reimbursement by the MSBA.

Project Scope & Budget Agreement		
Design Enrollment: 500 Total Gross Square Feet: 121,100	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$34,782,578	
Remaining Insurance Proceeds	\$10,023,433	
Total Project Budget not covered by Insurance Proceeds:	\$24,759,145	\$19,092,349
Total Construction Budget:	\$27,570,102	\$22,100,626
Construction Cost per square foot:*	\$228	\$182
Reimbursement Rate:		80.00%
Maximum Total Facilities Grant:		\$15,273,879

*Does not include Construction Contingency

MSBA staff recommends a maximum Total Facilities Grant of \$15,273,879 for the Project Scope and Budget Agreement and Project Funding Agreement for the East Somerville Community School.

The District intends to seek approval from the Office of the Inspector General to utilize the Construction Manager at Risk Construction delivery method for this project. The project is subject to the statutory maximum reimbursement rate of 80.00%; therefore, authorization for an increase of the Total Facilities Grant will not be required in the event that the Office of the Inspector General approves the District to utilize the Construction Manager at Risk Construction delivery method for this project.