

District: Town of Fairhaven
 School Name: Rogers Elementary School
 Recommended Category: Project Scope and Budget
 Date: September 21, 2011

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 Fairhaven to replace the existing Wood and Rogers Elementary Schools with a new Model School on the site of the existing Wood Elementary School.

District Information	
District Name	Town of Fairhaven
Elementary School(s)	East Fairhaven Elementary (PK-5) Rogers Elementary (K-5) Wood Elementary (K-5)
Middle School(s)	Hastings Middle School (6-8)
High School(s)	Fairhaven High School (9-12)
Priority School Name	Rogers Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1885
Total Square Footage	48,000
Additions	1 (1957) – Modulars
Acreage of Site	3 acres
Building Issues	The District noted deficiencies in the following areas: <ul style="list-style-type: none"> - Exterior walls - Roof - HVAC - Plumbing - Electrical - Fire protection - Accessibility - Roof <p>In addition to the physical plant issues, the District reported educational disparity across the district, insufficient spaces for art, music, SPED, cafeteria, and science.</p>
Original Design Capacity	Unknown
2010-2011 Enrollment	Rogers Elementary School: 226 Wood Elementary School: 233
Agreed Upon Enrollment	370
Enrollment Specifics	The District and MSBA have mutually agreed on a design enrollment of 370 students serving grades K-5.

MSBA Board Votes	
Invitation to Feasibility Study	November 28, 2007
Invitation to participate in the Model School Program	June 13, 2011
Project Scope and Budget Authorization	September 28, 2011

Consultants	
Owner's Project Manager	Daedalus Projects Inc.
Designer	HMFH Architects, Inc.

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss scope and budget. The District has provided a total project budget of \$24,655,239, which includes an estimated construction cost of \$20,177,237. The basis of the Total Facilities Grant would be \$23,610,240, which excludes legal fees, designer basic services costs in excess of 6% of construction costs, ineligible costs associated with abatement of asbestos-containing floor materials, and costs associated with mailing and moving.

Project Scope & Budget Agreement		
	District's Proposed	Basis of Total Facilities
	Total Project Budget	Grant
Design Enrollment: 370		
Total Gross Square Feet: 77,871		
Total Project Budget	\$24,655,239	\$23,610,240
Project Cost per square foot	\$317	\$303
Total Construction Budget	\$20,177,237	\$19,381,605
Construction Cost per square foot*	\$259	\$249
Reimbursement Rate		63.50%
Total Facilities Grant (based on 63.50%)		\$14,992,503

* Does not include construction contingency.

MSBA staff recommend a maximum Total Facilities Grant of \$14,992,503 for the Project Scope and Budget Agreement and Project Funding Agreement for the construction of a new elementary school on the existing Wood Elementary School site as part of the MSBA's Model School Program. The District plans to demolish the existing Wood Elementary School and has established a committee to explore re-use options for the Rogers Elementary School, but there are no definitive plans for the facility at this time.