

District: City of Westfield  
 School Name: Abner Gibbs 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 City of Westfield to replace the Abner Gibbs Elementary School, the Franklin Avenue Elementary School, and Juniper Park Elementary School with the construction of a new elementary school on a site located on Ashley Street, as part of the MSBA's Model School Program.

<b>District Information</b>	
District Name	City of Westfield
Early Childhood Center/Elementary School(s)	Fort Meadows Early Childhood Center (PK) Juniper Park Elementary School (K-3) Abner Gibbs Elementary School (K-5) Franklin Avenue Elementary School (K-5) Highland Elementary School (K-5) Munger Hill Elementary School (K-5) Paper Mill Elementary School (K-5) Southampton Road Elementary School (K-5)
Middle School(s)	North Middle School (6-8) South Middle School (6-8)
High School(s)	Westfield High School (9-12) Westfield Vocational Technical High School (9-12)
Priority School Name	Abner Gibbs Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1914
Total Square Footage	32,136
Additions	Addition in 1960
Acreage of Site	3.5 acres
Building Issues	The District noted deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Windows</li> <li>- Life safety systems</li> <li>- Roof</li> <li>- Accessibility</li> <li>- Insufficient parking</li> </ul> <p>In addition to the physical plant issues, the District reported severe overcrowding and educational spaces that do not support delivery of its curriculum.</p>
Original Design Capacity	Unknown
2010-2011 Enrollment	Abner Gibbs Elementary School: 196 Franklin Avenue Elementary School: 322 Juniper Park Elementary School: 195 (no longer in service)

<b>District Information</b>	
Agreed Upon Enrollment	600
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 600 students serving grades K-5, assuming the consolidation of the Abner Gibbs Elementary School, Franklin Avenue Elementary School, and the Juniper Park Elementary School as part of an overall City-wide re-districting and reconfiguration plan.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study	September 30, 2009
Invitation to the Model School Program	November 17, 2010
Project Scope & Budget Authorization	September 28, 2011

<b>Consultants</b>	
Owner's Project Manager	Skanska USA Building, Inc.
Designer	Margo Jones Architects, Inc.

## **Discussion**

This project is part of the City of Westfield's larger plan to consolidate elementary schools within the City, which includes consolidating the existing Abner Gibbs, Franklin Avenue, and Juniper Park Elementary Schools, closing the Mosley Elementary School, and reconfiguring the Parkside Academy. Upon completion of the project, the City plans on demolishing the existing Abner Gibbs Elementary School. Costs associated with the demolition of the existing building are not included in the total project budget, because the new school is located on a different site. The City plans on decommissioning the Franklin Avenue Elementary School and maybe considering it for potential use as an early childhood center in the future. The Juniper Park Elementary School was located in space leased from Westfield State College, and the lease was not renewed. The Mosley Elementary School has been closed and is currently for sale.

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 \$35,931,394 which includes an estimated construction cost of \$28,154,971. The basis of the Total Facilities Grant would be \$34,123,833, which excludes legal fees, Owner's insurance, designer basic services costs in excess of 6% of construction costs, ineligible costs associated with abatement of asbestos-containing floor materials, off-site sewer costs and other off-site improvements, local permit fees, and costs associated with mailing and moving.

<b>Project Scope &amp; Budget Agreement</b>		
Design Enrollment: 600 Total Gross Square Feet: 95,573	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget	\$35,931,394	\$34,123,833
Project Cost per square foot	\$376	\$357
Total Construction Budget	\$28,154,971	\$26,824,487
Construction Cost per square foot*	\$295	\$281
Reimbursement Rate		67.98%
Total Facilities Grant		\$23,197,382

\* Does not include construction contingency

MSBA staff recommends a maximum Total Facilities Grant of \$23,197,382 for the Project Scope and Budget Agreement and Project Funding Agreement with the City of Westfield to replace the Abner Gibbs Elementary School, the Franklin Avenue Elementary School, and the Juniper Park Elementary School with the construction of a new elementary school, on a site located on Ashley Street, as part of the MSBA's Model School Program.