

District: Town of Weston  
 School Name: Field 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 Weston for the construction of a new Field Elementary School on the existing site, which will replace the existing elementary school.

<b>District Information</b>	
District Name	Town of Weston
Elementary School(s)	Country Elementary School (Pre-K-3) Field Elementary School (4-5) Woodland Elementary School (Pre-K-3)
Middle School(s)	Weston Middle School (6-8)
High School(s)	Weston High School (9-12)
Priority School Name	Field Elementary School
Type of School	Elementary School
Grades Served	4-5
Year Opened	1950
Total Square Footage	61,200
Additions	None
Acreage of Site	46 acres
Building Issues	The District noted deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Exterior Walls</li> <li>- HVAC</li> <li>- Roof</li> <li>- Accessibility</li> </ul> <p>In addition to the physical plant issues, the District reported severe overcrowding and educational spaces that do not support the delivery of its curriculum and its educational plan.</p>
Original Design Capacity	414 (approximately)
2010-2011 Enrollment	364
Agreed Upon Enrollment	355
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 355 students serving grades 4-5.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study:	September 30, 2009
Preferred Schematic Authorization	June 8, 2011
Project Scope & Budget Authorization	September 28, 2011

<b>Consultants</b>	
Owner's Project Manager	Compass Project Management, Inc.
Designer	Jonathan Levi Architects, LLC

### **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 \$31,504,146 which includes an estimated construction cost of \$21,487,185. The basis of the Total Facilities Grant would be \$24,928,495, which excludes: legal fees; OPM and designer fees associated with the District's proposed alternates; OPM basic services in excess of 3.5%; Designer basic services in excess of 10% of construction costs; recording fees; ineligible costs associated with abatement of asbestos-containing floor materials; site work in excess of 8% of the building costs; costs associated with mailing and moving; and soft costs in excess of 20% of the construction costs. The District identified full building air conditioning as an alternate in its total project budget; costs associated with this air conditioning are ineligible for reimbursement by the MSBA and would be borne 100% by the District. The District also included alternates related to additional site work and geothermal heating and cooling, which if utilized, are categorically ineligible for reimbursement by the MSBA and would be borne 100% by the District.

<b>Project Scope &amp; Budget Agreement</b>		
Design Enrollment: 355 Total Gross Square Feet: 65,390	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget	\$31,504,146	\$24,928,495
Project Cost per square foot	\$482	\$381
Total Construction Budget	\$21,487,185	\$19,059,058
Construction Cost per square foot*	\$329	\$291
Reimbursement Rate		34.54%
Total Facilities Grant (based on 34.54%)		\$8,610,302

\* Does not include construction contingency

MSBA staff recommend a maximum Total Facilities Grant of \$8,610,302 for the Project Scope and Budget Agreement and Project Funding Agreement with the Town of Weston for the new Field Elementary School project.