

District: City of Newburyport
 School Name: Rupert A. Nock Middle/Edward G. Molin Upper Elementary School
 Recommended Category: Project Scope and Budget
 Date: September 26, 2012

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 Newburyport for a renovation project at the Rupert A. Nock Middle/Edward G. Molin Upper Elementary School.

District Information	
District Name	City of Newburyport
Elementary School(s)	George W. Brown School (PK-K) Francis T. Bresnahan Elementary School (1-3) Edward G. Molin Upper Elementary School (4-5)
Middle School(s)	Rupert A. Nock Middle School (6-8)
High School(s)	Newburyport High School (9-12)
Priority School Name	Rupert A. Nock Middle/Edward G. Molin Upper Elementary School
Type of School	Elementary School/Middle School
Grades Served	4-5 and 6-8
Year Opened	1971
Total Square Footage	161,500
Additions	N/A
Acreage of Site	19.6
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Structural integrity - Mechanical systems - Electrical systems - Plumbing systems - Envelope - Windows - Roof - Accessibility
Original Design Capacity	Unknown
2011-2012 Enrollment	882
Agreed Upon Enrollment	845
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 845 students serving grades 4-8. <i>Note: The Edward G. Molin Upper Elementary School (4-5) is housed within the Rupert A. Nock Middle School (6-8) building.</i>

MSBA Board Votes	
Invitation to Feasibility Study	March 31, 2010
Preferred Schematic Authorizations	July 25, 2012
Project Scope & Budget Authorization	On October 3, 2012 Board agenda
Reimbursement Rate Before Incentives	44.26%
Incentive Points ¹	1.52 – Maintenance 1.00 – CM @ Risk 5.00 – Major reconstruction or renovation/reuse 2.00 – Energy Efficiency – “Green Schools”
Total Reimbursement Rate ¹	53.78%

¹ The MSBA has provisionally included one (1) incentive point for the Construction Manager at Risk construction delivery method, subject to the District receiving approval from the Office of the Inspector General to utilize this method. The MSBA also has provisionally included two (2) incentive points for energy efficiency, subject to the District meeting certain sustainability requirements for the project. If the District does not receive approval for the Construction Manager at Risk delivery method and/or does not meet the requirements for the energy efficiency, the District will not qualify for these incentive points, respectively, and the MSBA will adjust the reimbursement rate accordingly.

Consultants	
Owner’s Project Manager	Heery International. Inc.
Designer	Miller Dyer Spears

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 \$26,997,326, which includes an estimated construction cost of \$21,831,202 (\$135/sf). The basis of the estimated maximum Total Facilities Grant would be \$24,212,833, which excludes legal fees, OPM fees in excess of 3.5% of construction costs, financing costs, costs associated with work in District Administration space, costs associated with work in the auditorium that is non-code required or not part of overall systems (mechanical, electrical, and plumbing) upgrades, ineligible costs associated with abatement of asbestos-containing floor materials, costs associated with swing space, costs associated with mailing and moving, and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 845 Total Square Feet: 161,500	District's Proposed Project Budget
Project Budget ¹	\$25,739,846
Scope Exclusions/Ineligible Costs	\$1,527,013
Estimated Basis of Total Facilities Grant	\$24,212,833
Reimbursement Rate	53.78%
Estimated Maximum Total Facilities Grant ²	\$13,021,661
Potentially eligible owner's and construction contingencies	\$1,257,480
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$676,273
Total Project Budget	\$26,997,326
Maximum Total Facilities Grant ³	\$13,697,934

¹ Does not include owner's or construction contingencies.

² Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.

³ Includes maximum possible owner's and construction contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in its sole discretion. The MSBA does not anticipate that the District will expend all of its contingency funds on expenses that are eligible for MSBA reimbursement.

MSBA staff recommends an estimated maximum Total Facilities Grant of \$13,021,661; however, the District may be eligible for up to an additional \$676,273 in grant funds, subject to the MSBA's review and audit of the District's owner's and construction contingency expenditures. Accordingly, staff recommends a maximum Total Facilities Grant of \$13,697,934 for the Project Scope and Budget Agreement and Project Funding Agreement for a renovation project at the Rupert A. Nock Middle/Edward G. Molin Upper Elementary School.