

District: City of North Adams
 School Name: Silvio O. Conte Middle School
 Recommended Category: Project Scope and Budget
 Date: November 7, 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 North Adams for an addition and renovation project at the existing Silvio O. Conte Middle School.

District Information	
District Name	City of North Adams
Elementary School(s)	Brayton Elementary School (PK-7) Greylock Elementary School (K-7) Sullivan Elementary School (K-7)
Middle School(s)	Silvio O. Conte Middle School (currently closed and serves as school administration only)
High School(s)	Drury High School (8-12)
Priority School Name	Silvio O. Conte Middle School
Type of School	Middle School
Grades Served	School is currently closed
Year Opened	1917
Existing Square Footage	94,000
Additions	Two (1968, 1976)
Acreage of Site	2.9 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Envelope - Windows - Roof - Accessibility In addition to the physical plant issues, the District reported insufficient parking and outdoor play areas.
Original Design Capacity	1,000 +/- (originally designed as high school)
2011-2012 Enrollment	Greylock ES – 248; Sullivan ES – 244; Brayton ES – 510
Agreed Upon Enrollment	310
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 310 students serving grades K-7.

MSBA Board Votes	
Invitation to Feasibility Study	November 28, 2007
Preferred Schematic Authorizations	June 6, 2012
Project Scope and Budget Authorization	On November 14, 2012 Board agenda

Reimbursement Rate Before Incentives	80.00%
Incentive Points	0.84% – Maintenance 2.00% – Energy efficiency
Total Reimbursement Rate ¹	80.00%

¹ By statute, 80% is the maximum reimbursement rate. Here, the City's base reimbursement rate is 80% before applying any incentive points. If the City does not qualify for these incentive points, its reimbursement rate of 80% will not be affected because its base rate is the maximum rate of 80%.

Consultants	
Owner's Project Manager	Strategic Building Solutions, LLC
Designer	Margo Jones Architects

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 \$26,507,267, which includes an estimated construction cost of \$21,853,267 (\$280/sf). The basis of the estimated maximum Total Facilities Grant would be \$25,790,068, which excludes OPM fees in excess of 3.5% of construction costs, ineligible costs associated with abatement of asbestos-containing floor materials, removal of fuel storage tanks and associated contaminated soils, site costs in excess of 8% of total building cost, and owner's and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 310	
Total Square Feet: 78,119	District's Proposed Project Budget
Project Budget ¹	\$26,507,267
Scope Exclusions/Ineligible Costs	\$717,199
Estimated Basis of Total Facilities Grant	\$25,790,068
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant ²	\$20,632,054
Potentially eligible owner's and construction contingencies	\$3,185,327
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$2,548,262
Total Project Budget	\$29,692,594
Maximum Total Facilities Grant ³	\$23,180,316

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 \$20,632,054; however, the District may be eligible for up to an additional \$2,548,262 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 \$23,180,316 for the Project Scope and Budget Agreement and Project Funding Agreement for the addition and renovation project at the existing Silvio O. Conte Middle School.