

District: Town of Stoneham
 School Name: Middle School
 Recommended Category: Project Scope and Budget
 Date: January 18, 2012

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 Stoneham for an addition and renovation project at the Central Elementary School, which will replace the existing Middle School that is located on the same site and serve grades 5-8. The proposed project includes the re-districting of grades PK-4, currently housed at the Central Elementary School, demolition of the existing Middle School, and an addition and renovation project at the existing Central Elementary School. MSBA staff has reviewed the Feasibility Study and accepts the District’s preferred solution for an addition/renovation at the Central Elementary School to serve grades 5-8.

District Information	
District Name	Town of Stoneham
Elementary School(s)	Central Elementary School (K-5) Colonial Park Elementary School (PK-5) South Elementary School (PK-5) Robin Hood Elementary School (K-5)
Middle School(s)	Stoneham Middle School (6-8)
High School(s)	Stoneham High School (9-12)
Priority School Name	Stoneham Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1954
Total Square Footage	115,980
Additions	1963 classroom and locker room addition
Acreage of Site	9 acres
Building Issues	The District noted deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical Systems - Accessibility - Inadequate parking for both staff and service vehicles In addition to the physical plant issues, the District reported that the facility does not provide an environment that is conducive to delivering educational services to students.
Original Design Capacity	Approximately 711
2010-2011 Enrollment	585 (6-8 grade configuration)
Agreed Upon Enrollment	775 (5-8 grade configuration)
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 775 students serving grades 5-8.

MSBA Board Votes	
Invitation to Feasibility Study	September 30, 2009
Re-categorization to Feasibility Study	June 8, 2011
Preferred Schematic Authorization	September 28, 2011
Project Scope & Budget Authorization	January 25, 2012
Reimbursement Rate Before Incentive Points	51.42%
Incentive Points	- Maintenance: 1.02 - CM@Risk: 1.00 (Received IG Approval on September 1, 2011) - Major reconstruction or renovation/reuse: 2.06 - Energy efficiency – “Green Schools”: 2.00
Total Reimbursement Rate*	57.50%

** The MSBA 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 meet the requirements for the energy efficiency points, the District will not qualify for these incentive points, and the MSBA will adjust the reimbursement rate accordingly.*

Consultants	
Owner’s Project Manager	Joslin, Lesser + Associates, Inc.
Designer	Tappe Associates, Inc.

Discussion

The existing Stoneham Middle School, the District’s prioritized Statement of Interest, is a 115,980 square-foot facility built in 1954 on the same constrained urban site as the Central Elementary School. A Pre-Feasibility Study, dated January 14, 2011, evaluated capacity within the District to investigate options that would allow for more efficient use of existing school facilities. One of the options resulting from that study was an addition and renovation project at the existing Central Elementary School to create a new middle school serving grades 5-8. Through re-districting, the PK-4 population that is currently housed at the Central Elementary School would be distributed among the District’s other elementary schools. That option was ultimately selected by the District as its preferred option.

In its assessment of sustainable design, the District was concerned that it would be too difficult to achieve the Green School incentive points with an addition/renovation project, and it had initially requested that the MSBA consider the addition portion of this project as a new building, separate from the existing Central School. However, after consultation with the OPM and design team, and after Board approval of its Preferred Schematic, the District and its consultants have determined that the scope of the renovation to the existing building should include upgrading the systems and building envelope, thereby increasing the energy efficiency to the extent that the addition/renovation project could qualify for the additional 2% sustainable building incentives.

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 \$40,582,390, which includes an estimated construction cost of \$32,028,239. The basis of the estimated maximum Total Facilities Grant would be \$36,931,465 which excludes OPM fees in excess of 3.5% of estimated construction, costs associated with abatement of asbestos-containing floor materials, site costs in excess of 8% of estimated building cost, owner's and construction contingency costs, and costs associated with mailing and moving.

Project Scope & Budget Agreement		
Design Enrollment: 775 Total Gross Square Feet: 136,410	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget	\$40,582,390	\$36,931,465
Project Cost per square foot	\$298	\$271
Total Construction Budget	\$32,028,239	\$30,451,327
Construction Cost per square foot*	\$235	\$223
Reimbursement Rate	57.50%	
Estimated Maximum Total Facilities Grant**	\$21,235,592	
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$1,150,863	
Maximum Total Facilities Grant***	\$22,386,455	

* Does not include construction contingency

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

*** 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 \$21,235,592; however, the District may be eligible for up to an additional \$1,150,863 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 \$22,386,455 for the Project Scope and Budget Agreement and Project Funding Agreement for the addition and renovation project at the Central Elementary School to replace the existing Middle School located on the same site, to serve grades 5-8. The proposed project includes the re-districting of grades Pre-K through 4, currently housed at the Central Elementary School, and demolition of the existing Middle School. The MSBA will determine the final Total Facilities Grant amount based on its audit of all project expenditures.