

District: City of Newburyport
 School Name: Bresnahan Elementary School
 Recommended Category: Project Scope and Budget
 Date: March 21, 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 to replace the existing elementary school facility with a new Bresnahan Elementary School on the existing site, as part of the MSBA’s Model School Program.

| 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 Elementary School (4-5) |
| Middle School(s) | Rupert A. Nock School (6-8) |
| High School(s) | Newburyport High School (9-12) |
| Priority School Name | Bresnahan Elementary School |
| Type of School | Elementary School |
| Grades Served | 1-3 |
| Year Opened | 1956 |
| Total Square Footage | 58,000 |
| Additions | Classrooms were added in 1965 and the cafeteria and kitchen areas were constructed in 1970. Two modular classrooms were added circa 1995 and eight more were added in 2003. |
| Acreage of Site | 17.5 acres |
| 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 In addition to the physical plant issues and overcrowding, the District reported that the existing facility does not support the delivery of its educational program. |
| Original Design Capacity | Unknown |
| 2011-2012 Enrollment | 502 students |
| Agreed Upon Enrollment | Study Enrollment includes the following configurations: Enrollment 660 (grade configuration K-3) (<i>Preferred Solution</i>) Enrollment 500 (grade configuration 1-3) |
| Enrollment Specifics | District will sign a Design Enrollment Certification for 660 students in grades K-3. In addition to the design enrollment, the proposed project includes four PK classrooms. |

| MSBA Board Votes | |
|---|--|
| Invitation to Feasibility Study | March 31, 2010 |
| Invitation to Participate in the Model School Program | February 9, 2011 |
| Project Scope & Budget Authorization | March 28, 2012 |
| Reimbursement Rate Before Incentives | 44.26% |
| Incentive Points | 1.52 – Maintenance 2.00 – Energy Efficiency – “Green Schools” 5.00 – Model Schools |
| * Total Reimbursement Rate | 52.78% |

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

| Consultants | |
|-------------------------|--------------------------|
| Owner’s Project Manager | Heery International Inc. |
| Designer | HMFH Architects, Inc. |

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 \$38,818,204, which includes an estimated construction cost of \$31,117,441. The basis of the estimated maximum Total Facilities Grant would be \$33,270,540, which excludes ineligible costs associated with an investigation into municipal sewer capacity, legal fees, OPM fees in excess of 3.5% of construction costs, finance fees, designer fees in excess of 6% of construction costs, potential costs for a pumping station, ineligible costs associated with abatement of asbestos-containing floor materials, site costs in excess of 8% of total building cost, costs associated with an alternate for improvements outside the boundaries of the project site, costs associated with mailing and moving, any work or site work associated with the senior center, and owner’s and construction contingency costs.

| Project Scope and Budget Agreement | | |
|---|---|------------------------------------|
| Design Enrollment: 660 Total Gross Square Feet: 112,517 | District's Proposed Total Project Budget | Basis of Total Facilities Grant |
| Total Project Budget | \$38,818,204 | \$33,270,540 |
| Project Cost per square foot | \$345 | \$296 |
| Total Construction Budget | \$31,117,441 | \$28,303,043 |
| Construction Cost per square foot* | \$277 | \$252 |
| Reimbursement Rate | 52.78% | |
| Estimated Maximum Total Facilities Grant** | \$17,560,191 | |
| Potential additional grant funds for eligible owner's and construction contingency expenditures | \$779,367 | |
| Maximum Total Facilities Grant*** | \$18,339,559 | |

* 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 \$17,560,191; however, the District may be eligible for up to an additional \$779,367 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 \$18,339,559 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing elementary school facility with a new Bresnahan Elementary School on the existing site, as part of the MSBA's Model School Program.