

District: Town of Wakefield  
 School Name: General John R. Galvin Middle 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 Town of Wakefield to replace the existing General John R. Galvin Middle School with a new middle school on the existing site.

<b>District Information</b>	
District Name	Town of Wakefield
Elementary School(s)	Dolbeare Elementary School (PK-4) Woodville Elementary School (PK-4) Greenwood Elementary School (K-4) Walton Elementary School (K-4)
Middle School(s)	General John R. Galvin Middle School (5-8)
High School(s)	Wakefield Memorial High School (9-12)
Priority School Name	General John R. Galvin Middle School
Type of School	Middle School
Grades Served	5-8
Year Opened	1954
Total Square Footage	166,880
Additions	New 16 classroom addition in 1974
Acreage of Site	15.16 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Mechanical systems</li> <li>- Electrical systems</li> <li>- Envelope</li> <li>- Accessibility</li> </ul> In addition to the physical plant issues, the District reported overcrowding and that the existing classroom spaces and layout inhibit delivery of its desired educational program.
Original Design Capacity	Unknown
2011-2012 Enrollment	1,050
Agreed Upon Enrollment	1,070
Enrollment Specifics	The District and MSBA mutually agreed upon a design enrollment of 1,070 students serving grades 5-8.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study	July 28, 2010
Preferred Schematic Authorizations	November 16, 2011
Project Scope and Budget Authorization	March 28, 2012

Reimbursement Rate Before Incentives	49.94%
Incentive Points	1.73 – Maintenance 1.00 – CM @ Risk (Received IG Approval on March 6, 2012) 2.00 – Energy Efficiency – “Green Schools”
Total Reimbursement Rate*	54.67%

\* 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.

<b>Consultants</b>	
Owner’s Project Manager	Joslin Lesser & Associates, Inc.
Designer	Tappe Associates, 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 \$73,960,309, which includes an estimated construction cost of \$59,756,583. The basis of the estimated maximum Total Facilities Grant would be \$59,688,346, which excludes OPM, designer, and construction manager pre-construction services fees and construction costs associated with an ineligible auditorium, ineligible costs associated with abatement of asbestos-containing floor materials, and ineligible site costs including synthetic turf, site sport lighting, demolition of an existing concession stand, and costs associated with the removal of an existing culvert.

<b>Project Scope and Budget Agreement</b>		
	District’s Proposed Total Project Budget	Basis of Total Facilities Grant
Design Enrollment: 1,070		
Total Gross Square Feet: 187,773		
Total Project Budget	\$73,960,309	\$59,688,346
Project Cost per square foot	\$394	\$318
Total Construction Budget	\$59,756,583	\$49,743,086
Construction Cost per square foot*	\$318	\$265
Reimbursement Rate	54.67%	
Estimated Maximum Total Facilities Grant**	\$32,631,619	
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$2,057,957	
Maximum Total Facilities Grant***	\$34,689,576	

\* 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 \$32,631,619; however, the District may be eligible for up to an additional \$2,057,957 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 \$34,689,576 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing General John R. Galvin Middle School with the construction of a new General John R. Galvin Middle School on the existing site.