

District: City of Revere
 School Name: William McKinley Elementary School
 Recommended Category: Project Scope and Budget
 Date: January 23, 2013

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 Revere to replace the existing William McKinley Elementary School with the construction of a new PK-5 facility, to be located at the Hill Park site. As a condition for approval of the project, the City must secure full control and ownership of the proposed site within 120 days of approval of the Project Scope and Budget by the MSBA Board of Directors.

District Information	
District Name	City of Revere
Elementary School(s)	Abraham Lincoln School (PK-5) Garfield Elementary School (PK-5) William McKinley Elementary School (PK-5) Paul Revere School (PK-6) A.C. Whelan School (K-5) Beachmont Veterans Memorial School (K-5)
Middle School(s)	Garfield Middle School (6-8) Rumney Marsh Academy (6-8) Susan B. Anthony Middle School for the Arts (6-8)
High School(s)	Revere High School (9-12) Seacoast High School (9-12)
Priority School Name	William McKinley Elementary School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1905
Existing Square Footage	43,570
Additions	Two: 1930, 1954
Acreage of Site	Approximately 1.15 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, the District reported that the existing facility does not support the delivery of its educational program as well as existing and projected overcrowding.
Original Design Capacity	392
2011-2012 Enrollment	483

District Information	
Agreed Upon Enrollment	690
Enrollment Specifics	The City of Revere and MSBA have mutually agreed upon a design enrollment of 690 students for grades K-5, for a project that will serve grades PK-5 and potentially relieve overcrowding in the Lincoln and Whelan Elementary Schools through redistricting.

MSBA Board Votes	
Invitation to Feasibility Study	March 28, 2012
Preferred Schematic Authorizations	October 3, 2012
Project Scope & Budget Authorization	On January 30, 2013 Board agenda
Reimbursement Rate Before Incentives	80.00%
Incentive Points	1.13 – Maintenance
Total Reimbursement Rate ¹	80.00%

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	Collaborative Partners
Designer	Drummeay Rosane Anderson, Inc.

Discussion

The District originally presented the project to the MSBA Facilities Assessment Subcommittee ("FAS") on September 12, 2012. Subsequent to the MSBA Board of Directors' approval of the District's Preferred Schematic Design, significant changes to the layout and site design were made. As a result, the District was asked to present its updated design at the December 19, 2012 FAS meeting. The District and its consultants presented the changes made as a result of comments received at the previous FAS meeting as well as the District's continued input regarding its previously approved layout. The FAS and MSBA staff inquired about the following items: 1) Sheltered drop-off area; 2) Potential ability to isolate academic areas from community use areas of the building; and 3) Location and adjacency of break-out spaces in terms of specific use and proximity to special education or academic areas where quiet space is required. The District has since provided a formal response to these inquiries, addressing each one and resolving to consider these items as the design develops.

The District's proposed project is located on the existing Hill Park site which will require a regulatory process by the National Park Service and the Massachusetts State Legislature, pursuant to Article 97 of the Articles of Amendment to the Constitution of the Commonwealth of Massachusetts. The District has acknowledged that all necessary local, state, and federal approvals for full ownership and control by the City of the proposed building site must be gained within 120 days from approval of the project scope and budget by the MSBA Board of Directors; and that a Project Funding Agreement will not be executed prior to gaining these approvals. From discussion with the District, the MSBA understands

that the District anticipates receiving all necessary approvals for the proposed site within 120 days from the MSBA Board of Directors meeting. The District has acknowledged that the approved grant is based on the estimates and budget presented as part of the Project Scope and Budget Agreement. Further, the District understands that any unanticipated delays in achieving the necessary approvals, whether or not the District is responsible, will not result in an increase to the grant; and any costs associated with the delay will be borne fully by the District.

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 \$44,382,396, which includes an estimated construction cost of \$33,897,336 (\$327/sf). The basis of the estimated maximum Total Facilities Grant would be \$35,123,810, which excludes legal fees, site acquisition fees, site costs associated with the replacement of existing site amenities under the requirement of Article 97, site costs in excess of 8% of total building cost, construction costs in excess of \$275 per square foot, costs associated with mailing and moving, and owner's and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 690	
Total Square Feet: 103,650	District's Proposed Project Budget
Project Budget ¹	\$42,567,396
Scope Exclusions/Ineligible Costs	\$7,443,586
Estimated Basis of Total Facilities Grant	\$35,123,810
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant ²	\$28,099,048
Potentially eligible owner's and construction contingencies	\$1,815,000
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$1,452,000
Total Project Budget	\$44,382,396
Maximum Total Facilities Grant ³	\$29,551,048

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 \$28,099,048; however, the District may be eligible for up to an additional \$1,452,000 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 \$29,551,048 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing William McKinley Elementary School with the construction of a new PK-5 facility, to be located at the Hill Park site.