

District: Town of Auburn  
 School Name: Auburn Middle School  
 Recommended Category: Project Scope and Budget  
 Date: March 27, 2013

**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 Auburn for the construction of a new Auburn Middle School on an alternative site, located on West Street. As a condition for approval of the project, the Town 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.

<b>District Information</b>	
District Name	Town of Auburn
Elementary School(s)	Bryn Mawr Elementary School (K-2) Mary D. Stone Elementary School (K-2) Julie Bancroft Elementary School (3-5) Pakachoag Elementary School (3-5)
Middle School(s)	Auburn Middle School (6-8)
High School(s)	Auburn Senior High School (PK; 9-12)
Priority School Name	Auburn Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1959
Existing Square Footage	65,000
Additions	Addition in 1972 and four modular classrooms purchased in the 1990's
Acreage of Site	12.9 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Structural integrity</li> <li>- Mechanical and electrical systems</li> <li>- Envelope and roofing</li> <li>- Accessibility</li> </ul> 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	Unknown
2012-2013 Enrollment	577
Agreed Upon Enrollment	560
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 560 students serving grades 6-8.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study	November 28, 2007
Preferred Schematic Authorization	October 3, 2012

Project Scope & Budget Authorization	On April 3, 2013 Board agenda
Reimbursement Rate Before Incentives	54.16%
Incentive Points	1.45 – Maintenance 1.00 – CM @ Risk <sup>1</sup> 2.00 – Energy Efficiency – “Green Schools” <sup>2</sup>
Total Reimbursement Rate <sup>1</sup>	58.61%

<sup>1</sup>The MSBA has provisionally included one (1) incentive point for the Construction Manager at Risk construction delivery method, subject to the District receiving approval from the Office of the Inspector General to utilize this method. If the District does not receive approval for the Construction Manager at Risk delivery method, the District will not qualify for these incentive points and the MSBA will adjust the reimbursement rate and grant amount accordingly.

<sup>2</sup>The MSBA also 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, the District will not qualify for these incentive points and the MSBA will adjust the reimbursement rate and grant amount accordingly.

<b>Consultants</b>	
Owner’s Project Manager	Skanska USA Building, Inc.
Designer	Lamoureux Pagano Associates 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 \$44,511,234, which includes an estimated construction cost of \$35,474,676 (\$353/sf). The basis of the Estimated Maximum Total Facilities Grant would be \$33,721,125, which excludes ineligible costs associated with abatement of asbestos-containing floor materials, site costs in excess of 8% of total building cost, costs in excess of \$275 per square foot of eligible gross square footage, costs associated with mailing and moving, costs associated with proposed alternates, costs beyond the allowance per student for furnishings, fixtures, and equipment, and owner’s and construction contingency costs.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 560	District’s Proposed Project Budget
Total Square Feet: 100,395	
Project Budget <sup>1</sup>	\$42,799,306
Scope Exclusions/Ineligible Costs	\$9,078,181
Estimated Basis of Total Facilities Grant	\$33,721,125
Reimbursement Rate	58.61%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$19,763,951
Potentially eligible owner’s and construction contingencies	\$1,711,928
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$1,003,361

Total Project Budget	\$44,511,234
Maximum Total Facilities Grant <sup>3</sup>	\$20,767,312

<sup>1</sup> Does not include owner's or construction contingencies.

<sup>2</sup> Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.

<sup>3</sup> 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 \$19,763,951; however, the District may be eligible for up to an additional \$1,003,361 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 \$20,767,312 for the Project Scope and Budget Agreement and Project Funding Agreement for the construction of a new Auburn Middle School on an alternative site, located on West Street. As a condition for approval of the project, the Town 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.