

District: City of Gloucester
 School Name: West Parish Elementary School
 Recommended Category: Project Scope and Budget
 Date: January 22, 2014

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 Gloucester to replace the existing West Parish Elementary School on the existing site.

District Information	
District Name	City of Gloucester
Elementary School(s)	Gloucester Preschool at the Milton L. Fuller Elementary School (PK) Beeman Memorial Elementary School (K-5) East Gloucester Elementary School (K-5) Plum Cove Elementary School (K-5) Veterans Memorial Elementary School (K-5) West Parish Elementary School (K-5)
Middle School(s)	Ralph B. O'Maley Middle School (6-8)
High School(s)	Gloucester High School (9-12)
Priority School Name	West Parish Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1949
Existing Square Footage	41,420
Additions	1995: 3,500 square foot addition 2008: modular classroom addition
Acreage of Site	20 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 - 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 overcrowding.
Original Design Capacity	Unknown
2012-2013 Enrollment	356
Agreed Upon Enrollment	355
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 355 students serving grades K-5.

MSBA Board Votes	
Invitation to Feasibility Study	July 25, 2012
Preferred Schematic Authorizations	October 2, 2013
Project Scope & Budget Authorization	On January 29, 2014 Board agenda
Reimbursement Rate Before Incentives	55.29%
Incentive Points	1.44 – Maintenance 1.00 – CM @ Risk (Received IG approval on December 4, 2013) 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	59.73%

¹. *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, the District will not qualify for these incentive points, and the MSBA will adjust the reimbursement rate accordingly.*

Consultants	
Owner’s Project Manager	Knight, Bagge, & Anderson, Inc.
Designer	Dore & Whittier 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 \$39,574,111, which includes an estimated construction cost of \$29,995,466 (\$456/sf). The basis of the Estimated Maximum Total Facilities Grant would be \$24,665,403, which excludes OPM fees in excess of 3.5% of construction costs, Designer fees in excess of 10% of construction costs, ineligible costs associated with abatement of asbestos-containing floor materials, costs associated with removal of underground storage tanks and abatement, site costs in excess of 8% of total building cost, construction costs in excess of \$275/sf plus eligible demo and abatement, costs associated with swing space, costs associated with mailing and moving, and the owner’s and construction contingency costs.

The District is proposing 5 alternates with a total estimated construction cost of \$958,381. These costs are in addition to construction costs referenced above and below and will only be accepted by the District if bid savings are sufficient to cover the costs of alternate(s) without increasing the Construction Budget presented in the Project Scope and Budget Agreement and subject to the MSBA funding limits of eligible construction costs.

Project Scope and Budget Agreement	
Enrollment: 355 Total Square Feet: 65,679	District's Proposed Project Budget
Project Budget ¹	\$37,635,428
Scope Exclusions/Ineligible Costs	-\$12,970,025
Estimated Basis of Total Facilities Grant	\$24,665,403
Reimbursement Rate	59.73%
Estimated Maximum Total Facilities Grant ²	\$14,732,645
Potentially eligible owner's and construction contingencies	\$738,638
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$441,188
Total Project Budget	\$39,574,111
Maximum Total Facilities Grant ³	\$15,173,834

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 the maximum possible grant funds for owner's contingency and the maximum possible grant funds up to 1% of the construction budget for the construction contingency. The final amount of eligible contingency, 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 reimbursement.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$14,732,645; however, the District may be eligible for up to an additional \$441,188 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 \$15,173,843 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing West Parish Elementary School on the existing site.