

District: Town of Northborough  
 School Name: Lincoln Street Elementary School  
 Recommended Category: Project Scope and Budget  
 Date: March 19, 2014

**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 Northborough for an addition and renovation project at the Lincoln Street Elementary School.

<b>District Information</b>	
District Name	Town of Northborough
Elementary Schools	Marion E. Zeh Elementary School (PK-5) Fannie E. Proctor Elementary School (K-5) Lincoln Street Elementary School (K-5) Marguerite E. Peaslee Elementary School (K-5)
Middle School	Robert E. Melican Middle School (6-8)
High School	Algonquin Regional High School (9-12)
Priority School Name	Lincoln Street Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1965
Existing Square Footage	44,000
Additions	N/A
Acreage of Site	7.5 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>- Plumbing systems</li> <li>- Windows</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
2013-2014 Enrollment	307
Agreed Upon Enrollment	270
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 270 students serving grades K-5.

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	January 25, 2012
Invitation to Feasibility Study	July 25, 2012
Preferred Schematic Authorizations	November 20, 2013

Project Scope & Budget Authorization	On March 26, 2014 Board agenda
Reimbursement Rate Before Incentives	45.11%
Incentive Points	1.52 – Maintenance 4.25 – Major reconstruction or renovation/reuse 2.00 – Energy Efficiency – “Green Schools” <sup>1</sup>
Total Reimbursement Rate <sup>1</sup>	52.88%

<sup>1</sup> 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.

<b>Consultants</b>	
Owner’s Project Manager	Strategic Building Solutions
Designer	Lamoureux Pagano and 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 \$25,470,153, which includes an estimated construction cost of \$18,224,600 (\$344/sf). The estimated basis of Total Facilities Grant would be \$18,769,988, which excludes legal fees, bonding costs, 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 the septic system, site costs in excess of 8% of total building cost, construction costs in excess of \$275/sf plus eligible demolition and abatement, costs associated with swing space, costs associated with mailing and moving, and the owners and construction contingency costs.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 270	
Total Square Feet: 52,920	District’s Proposed Project Budget
Project Budget <sup>1</sup>	\$23,465,453
Scope Exclusions/Ineligible Costs	-\$4,695,465
Estimated Basis of Total Facilities Grant	\$18,769,988
Reimbursement Rate	52.88%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$9,925,570
Potentially eligible owner’s and construction contingencies	\$911,192
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$481,838
Total Project Budget	\$25,470,153
Maximum Total Facilities Grant <sup>3</sup>	\$10,407,408

<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 \$9,925,570; however, the District may be eligible for up to an additional \$481,838 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 \$10,407,408 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project at the Lincoln Street Elementary School.