

District: Town of Abington
 School Name: Frolio Middle School
 Recommended Category: Project Scope and Budget
 Date: September 17, 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 Abington to replace the existing Frolio Middle School and the Abington High School with a new co-located facility serving grades 5-12, including Pre-K, on the existing Abington High School site.

District Information	
District Name	Town of Abington
Elementary School(s)	Center Elementary School (PK-K) Beaver Brook Elementary School (1-4) Woodsdale Elementary School (5-6)
Middle School(s)	Frolio Middle School (7-8)
High School(s)	Abington High School (9-12)
Priority School Name	Frolio Middle School
Type of School	Middle School
Grades Served	7-8
Year Opened	1937
Existing Square Footage	51,729
Additions	N/A
Acreage of Site	2.0 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Plumbing systems - Envelope - 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	Unknown
2012-2013 Enrollment	350 (Frolio Middle School)
Agreed Upon Enrollment	1,115 (co-located middle and high school)
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,115 students in grades 5-12, for a project that will serve grades 5-12 and Pre-K.

MSBA Board Votes	
Invitation to Feasibility Study	September 29, 2008
Invitation to Eligibility Period	January 25, 2012
Invitation to Feasibility Study	July 25, 2012
Preferred Schematic Authorization	March 26, 2014
Project Scope & Budget Authorization	On September 24, 2014 Board agenda

Reimbursement Rate Before Incentives	55.63%
Incentive Points	1.34% – Maintenance 2.00% – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	58.97%

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	Ai3 Architects, LLC

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 \$96,400,000, which includes an estimated construction cost of \$77,210,111 (\$328/sf). The Estimated Basis of Maximum Total Facilities Grant would be \$82,293,516, which excludes OPM and Designer fees associated with alternates, ineligible costs associated with abatement of asbestos-containing floor materials, site costs in excess of 8% of total building cost, construction costs in excess of \$287/sf plus eligible demolition and abatement costs, costs associated with mailing and moving, all work associated with alternates, and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 1,115 Total Square Feet: 235,370	District’s Proposed Project Budget
Project Budget ¹	\$91,278,377
Scope Exclusions/Ineligible Costs	-\$8,984,861
Estimated Basis of Total Facilities Grant	\$82,293,516
Reimbursement Rate	58.97%
Estimated Maximum Total Facilities Grant ²	\$48,528,486
Potentially eligible owner’s and construction contingencies	\$2,805,320
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$1,654,297
Total Project Budget	\$96,400,000
Maximum Total Facilities Grant ³	\$50,182,784

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 \$48,528,486; however, the District may be eligible for up to an additional \$1,654,297 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 \$50,182,784 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Frolio Middle School and the Abington High School with a new co-located facility serving grades 5-12, including Pre-K, on the existing Abington High School site.