

District: City of Chelsea
 School Name: Clark Avenue 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 City of Chelsea to replace the existing Clark Avenue Middle School with a new facility serving grades 5-8 on the existing site.

District Information	
District Name	City of Chelsea
Elementary School(s)	Edgar A. Hooks Elementary School (1-4) Frank M. Sokolowski Elementary School (1-4) George F. Kelly Elementary School (1-4) Shurtleff Early Childhood Center (PK-K) William A. Berkowitz Elementary School (1-4)
Middle School(s)	Clark Avenue Middle School (5-8) Eugene Wright Science and Technology Academy (5-8) Joseph A. Browne Middle School (5-8)
High School(s)	Chelsea High School (9-12)
Priority School Name	Clark Avenue Middle School
Type of School	Middle School
Grades Served	5-8
Year Opened	1926
Existing Square Footage	238,000
Additions	1998: electrical upgrades and computer labs
Acreage of Site	1.43 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	604
Agreed Upon Enrollment	670 Students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 670 students serving grades 5-8.

MSBA Board Votes	
Invitation to Eligibility Period	January 25, 2012
Invitation to Feasibility Study	July 25, 2012
Preferred Schematic Authorization	November 20, 2013

Project Scope & Budget Authorization	On September 24, 2014 Board agenda
Reimbursement Rate Before Incentives	79.58%
Incentive Points	1.31 – Maintenance 1.00 – CM @ Risk ¹
Total Reimbursement Rate ¹	80.00%

¹ By statute, 80% is the maximum reimbursement rate. Here, the City's base reimbursement rate is 80% before applying an incentive point for the Construction Manager at Risk construction delivery method. If the City does not qualify for this incentive point, its reimbursement rate of 80% will not be affected because the reimbursement rate is the maximum rate of 80% prior to application of the Construction Manager at Risk construction delivery method incentive point.

Consultants	
Owner's Project Manager	Pinck and Co., Inc.
Designer	HMFH 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 \$57,332,407, which includes an estimated construction cost of \$46,046,367 (\$400/sf). The Estimated Basis of Total Facilities Grant would be \$45,117,035, which excludes ineligible costs associated with abatement of asbestos-containing floor materials, construction costs in excess of \$287/sf plus eligible demolition and abatement, costs associated with mailing and moving, and owner's and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 670	District's Proposed Project Budget
Total Square Feet: 115,235	
Project Budget ¹	\$54,487,507
Scope Exclusions/Ineligible Costs	-\$9,370,472
Estimated Basis of Total Facilities Grant	\$45,117,035
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant ²	\$36,093,628
Potentially eligible owner's and construction contingencies	\$1,926,630
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$1,541,304
Total Project Budget	\$57,332,407
Maximum Total Facilities Grant ³	\$37,634,932

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 \$36,093,628; however, the District may be eligible for up to an additional \$1,541,304 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 \$37,634,932 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Clark Avenue Middle School with a new facility serving grades 5- 8 on the existing site.