

District: Town of Westborough  
 School Name: Sarah W. Gibbons Middle School  
 Recommended Category: Project Scope and Budget  
 Date: January 7, 2015

**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 Westborough for a limited renovation and repair project at the Sarah W. Gibbons Middle School.

<b>District Information</b>	
District Name	Town of Westborough
Elementary School(s)	Annie E. Fales Elementary School (K-3) Elsie A. Hastings Elementary School (PK-3) J. Harding Armstrong Elementary School (K-3) Mill Pond School (4-6)
Middle School(s)	Sarah W. Gibbons Middle School (7-8)
High School(s)	Westborough High School (9-12)
Priority School Name	Sarah W. Gibbons Middle School
Type of School	Middle School
Grades Served	7-8
Year Opened	1956
Existing Square Footage	110,000
Additions	1996: 32,000 sf classrooms, science labs and library addition 2001: 1,000 sf addition
Acreage of Site	20 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Mechanical, electrical, and plumbing systems</li> <li>- Building envelope and windows</li> <li>- Roofing</li> <li>- Accessibility</li> </ul>
Original Design Capacity	600
2013-2014 Enrollment	567
Agreed Upon Enrollment	550
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 550 students serving grades 7-8.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study	September 30, 2009
Invitation to Eligibility Period	January 25, 2012
Invitation to Feasibility Study	October 3, 2012
Preferred Schematic Authorization	July 30, 2014
Project Scope & Budget Authorization	On January 14, 2015 Board agenda
Reimbursement Rate Before Incentives	43.85%
Incentive Points	1.66 – Maintenance 1.00 – CM @ Risk
Total Reimbursement Rate <sup>1</sup>	46.51%

<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.

<b>Consultants</b>	
Owner's Project Manager	Heery International, Inc.
Designer	Habeeb & Associates 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 \$26,770,882 which includes an estimated construction cost of \$21,595,600 (\$196/sf). The anticipated scope of work is focused on the 1956 portion of the existing facility and includes: the repair and/or replacement of existing mechanical, electrical, and plumbing systems and components; installation of a new fire protection system; new technology components; and improved envelope systems including new roofing of the entire facility. Anticipated interior improvements of the 1956 portion of the building include accessibility upgrades, painting, flooring, ceilings, science lab renovations, security upgrades, fixed gymnasium furnishings, and both code and cosmetic auditorium upgrades. In addition, the anticipated scope of site work is limited to the installation of a new irrigation system at the existing lower field and drainage improvements at the existing upper field.

The basis of the Estimated Basis of Total Facilities Grant would be \$23,932,660, which excludes OPM fees in excess of 3.5% of construction costs, ineligible costs associated with cosmetic auditorium upgrades, ineligible costs associated with abatement of asbestos-containing flooring materials, costs associated with mailing and moving, ineligible site work, and owner's and construction contingency costs.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 550	District's Proposed Project Budget
Total Square Feet: 110,000	
Project Budget <sup>1</sup>	\$24,446,287
Scope Exclusions/Ineligible Costs	- \$513,627
Estimated Basis of Total Facilities Grant	\$23,932,660
Reimbursement Rate	46.51%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$11,131,080
Potentially eligible owner's and construction contingencies	\$1,096,082
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$509,788
Total Project Budget	\$26,770,882
Maximum Total Facilities Grant <sup>3</sup>	\$11,640,868

<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 \$11,131,080; however, the District may be eligible for up to an additional \$509,788 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 \$11,640,868 for the Project Scope and Budget Agreement and Project Funding Agreement for a limited renovation and repair project at the Sarah W. Gibbons Middle School.