

District: City of Woburn
 School Name: Wyman Elementary School
 Recommended Category: Project Scope and Budget
 Date: March 18, 2015

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 Woburn to replace the existing Wyman Elementary School and the existing Daniel P. Hurld Elementary School with a new K-5 facility on an alternative site.

District Information	
District Name	City of Woburn
Elementary School(s)	Clyde Reeves Elementary School (PK-5) Daniel P. Hurld Elementary School (K-5) Goodyear Elementary School (K-5) Linscott-Rumford Elementary School (K-5) Malcolm White Elementary School (K-5) Mary D. Altavesta Elementary School (K-5) Shamrock Elementary School (PK-5) Wyman Elementary School (K-5)
Middle School(s)	Daniel L. Joyce Middle School (6-8) John F. Kennedy Middle School (6-8)
High School(s)	Woburn High School (9-12)
Priority School Name	Wyman Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1892
Existing Square Footage	35,436
Additions	1920: four-classroom addition 1962: addition
Acreage of Site	3.6 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Plumbing systems - 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.
Original Design Capacity	Unknown
2014-2015 Enrollment	189
Agreed Upon Enrollment	410
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 410 students serving grades K-5.

MSBA Board Votes	
Invitation to Eligibility Period	November 14, 2012
Invitation to Feasibility Study	July 31, 2013
Preferred Schematic Authorizations	November 19, 2014
Project Scope & Budget Authorization	On March 25, 2015 Board agenda
Reimbursement Rate Before Incentives	51.21%
Incentive Points	1.53 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	54.74%

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	Municipal Building Consultants, Inc.
Designer	DiNisco Design Partnership, Ltd.

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 \$33,705,396, which includes an estimated construction cost of \$26,285,514 (\$372/sf). The basis of the estimated maximum Total Facilities Grant would be \$25,528,231, which excludes OPM fees in excess of 3.5% of construction costs, Designer fees in excess of 10% of construction costs, 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 mailing and moving, FFE costs in excess of \$2,400/student, and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 410	District’s Proposed Project Budget
Total Square Feet: 70,701	
Project Budget ¹	\$31,899,000
Scope Exclusions/Ineligible Costs	-\$6,370,769
Estimated Basis of Total Facilities Grant	\$25,528,231
Reimbursement Rate	54.74%
Estimated Maximum Total Facilities Grant ²	\$13,974,154
Potentially eligible owner’s and construction contingencies	\$754,975
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$413,273
Total Project Budget	\$33,705,396
Maximum Total Facilities Grant ³	\$14,387,427

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 \$13,974,154; however, the District may be eligible for up to an additional \$413,273 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 \$14,387,427 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Wyman Elementary School and the existing Daniel P. Hurd Elementary School with a new K-5 facility on an alternative site.