

District: City of Beverly
 School Name: Briscoe Middle School
 Recommended Category: Project Scope and Budget
 Date: September 23, 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 Beverly to construct a new Briscoe Middle School for grades 5-8 on the Cabot Street site.

District Information	
District Name	City of Beverly
Elementary School(s)	Ayers Ryal Side School (K-5) Centerville Elementary School (K-5) Cove Elementary School (PK-5) Hannah Elementary School (K-5) North Beverly Elementary School (K-5)
Middle School(s)	Briscoe Middle School (6-8)
High School(s)	Beverly High School (9-12)
Priority School Name	Briscoe Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1923
Existing Square Footage	96,000
Additions	N/A
Acreage of Site	6 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Plumbing systems - Envelope - Windows - Roof 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
2014-2015 Enrollment	919
Agreed Upon Enrollment	1,395
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,395 students serving grades 5-8.

MSBA Board Votes	
Invitation to Eligibility Period	October 2, 2013
Invitation to Feasibility Study	March 26, 2014
Preferred Schematic Authorization	March 25, 2015
Project Scope & Budget Authorization	On September 30, 2015 Board agenda

Reimbursement Rate Before Incentives	51.42%
Incentive Points	1.77 – Maintenance 1.00 – CM @ Risk (Received OIG approval on February 23, 2015) 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	56.19%

¹The 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	Heery International, 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 \$110,711,080, which includes an estimated construction cost of \$90,129,432 (\$389/sf). The Estimated Basis of Total Facilities Grant would be \$85,457,373, which excludes legal fees, OPM and designer fees and pre-construction services associated with ineligible square footage, costs associated with abatement of asbestos-containing floor materials, site costs in excess of 8% of the total building cost, construction costs in excess of \$299/sf, costs associated with mailing and moving, and owner’s and construction contingency.

Project Scope and Budget Agreement	
Enrollment: 1,395	District’s Proposed Project Budget
Total Square Feet: 231,509	
Project Budget ¹	\$106,807,197
Scope Exclusions/Ineligible Costs	\$21,349,824
Estimated Basis of Total Facilities Grant	\$85,457,373
Reimbursement Rate	56.19%
Estimated Maximum Total Facilities Grant ²	\$48,018,498
Potentially eligible owner’s and construction contingencies	\$2,101,294
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$1,180,717
Total Project Budget	\$110,711,080
Maximum Total Facilities Grant ³	\$49,199,215

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 \$48,018,498; however, the District may be eligible for up to an additional \$1,180,717 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 \$49,199,215 for the Project Scope and Budget Agreement and Project Funding Agreement to construct a new Briscoe Middle School for grades 5-8 on the Cabot Street site.