

District: Town of Hopkinton
 School Name: Center Elementary 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 Town of Hopkinton to replace the existing Center Elementary School facility with a new elementary school on the Irvine site on Hayden Rowe.

District Information	
District Name	Town of Hopkinton
Elementary School(s)	Hopkinton Integrated Preschool (PK) Center Elementary School (K-1) Elmwood Elementary School (2-3) Hopkins School (4-5)
Middle School(s)	Hopkinton Middle School (6-8)
High School(s)	Hopkinton High School (9-12)
Priority School Name	Center Elementary School
Type of School	Elementary School
Grades Served	K-1
Year Opened	1928
Existing Square Footage	52,000
Additions	1954: classroom addition 1986: classroom and gymnasium addition
Acreage of Site	11.7 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Plumbing systems - Windows - 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 overcrowding.
Original Design Capacity	Unknown
2014-2015 Enrollment	443
Agreed Upon Enrollment	395
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 395 students serving grades K-1, for a project that will serve grades PK-1.

MSBA Board Votes	
Invitation to Eligibility Period	November 20, 2013
Invitation to Feasibility Study	March 26, 2014
Amendment to Feasibility Study Agreement	March 25, 2015
Preferred Schematic Authorization	June 3, 2015

Project Scope & Budget Authorization	On September 30, 2015 Board agenda
Reimbursement Rate Before Incentives	39.84%
Incentive Points	1.66 – Maintenance 1.00 – CM @ Risk ¹ 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	44.50%

¹The 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. The MSBA also 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 receive approval for the Construction Manager at Risk delivery method and/or does not meet the requirements for the energy efficiency, the District will not qualify for these incentive points, respectively, and the MSBA will adjust the reimbursement rate accordingly.

Consultants	
Owner’s Project Manager	Compass Project Management, Inc.
Designer	Drummey Rosane Anderson, 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 \$45,629,373, which includes an estimated construction cost of \$35,140,982 (\$422/sf). The Estimated Basis of Total Facilities Grant would be \$30,928,532, which excludes all costs associated with the Feasibility Study, legal fees, site acquisition costs and associated recording fees, site costs in excess of 8% of total building cost, construction costs in excess of \$299/sf, costs associated with mailing and moving, costs in excess of the MSBA Fixtures, Furniture and Equipment cost caps, and owner’s and construction contingency costs.

In 2010, the District conducted a Feasibility Study for the Center Elementary School and received a grant from the MSBA for the study. The District did not obtain local approval to move beyond the feasibility study phase at that time. The District is aware that costs associated with the current Feasibility Study are ineligible for MSBA reimbursement.

Project Scope and Budget Agreement	
Enrollment: 395	District’s Proposed Project Budget
Total Square Feet: 83,256	
Project Budget ¹	\$43,788,648
Scope Exclusions/Ineligible Costs	-\$12,860,116
Estimated Basis of Total Facilities Grant ²	\$30,928,532
Reimbursement Rate	44.50%
Estimated Maximum Total Facilities Grant ³	\$13,763,197
Potentially eligible owner’s and construction contingencies	\$663,502
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$295,258
Total Project Budget	\$45,629,373

Maximum Total Facilities Grant ⁴	\$14,058,455
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¹ Does not include owner's or construction contingencies.

² Excludes all costs associated with the Feasibility Study, as the MSBA reimbursed the District for a previous 2011 study which did not receive local approval, as noted in the current Feasibility Study Agreement.

³ Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.

⁴ 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 \$13,763,197; however, the District may be eligible for up to an additional \$295,258 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 \$14,058,455 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Center Elementary School facility with a new elementary school on the Irvine site on Hayden Rowe.