

District: City of Newton
 School Name: Cabot Elementary School
 Recommended Category: Project Scope and Budget
 Date: November 2, 2016

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 Newton for an addition and renovation project at the existing Cabot Elementary School, conditional upon the City obtaining full ownership, control, and exclusive use of the entire project site.

District Information	
District Name	City of Newton
Early Childhood Center	Newton Early Childhood Center (PK)
Elementary Schools	15 (K-5)
Middle Schools	Bigelow Middle School (6-8) Charles E. Brown Middle School (6-8) F.A. Day Middle School (6-8) Oak Hill Middle School (6-8)
High Schools	Newton Central High School (9-12) Newton North High School (9-12) Newton South High School (9-12)
Priority School Name	Cabot Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1929
Existing Square Footage	43,940 (including modular classrooms)
Additions	1957: Addition 1991 and 2007: Modular classrooms
Acreage of Site	1.77 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Structural integrity - Mechanical systems - Electrical systems - Plumbing systems - Envelope - Windows - 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 as well as existing overcrowding.
Original Design Capacity	Unknown
2015-2016 Enrollment	403
Agreed Upon Enrollment	480
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 480 students serving grades K-5.

MSBA Board Votes	
Invitation to Eligibility Period	November 20, 2013
Invitation to Feasibility Study	March 26, 2014
Preferred Schematic Authorization	August 6, 2015
Project Scope & Budget Authorization	On November 9, 2016 Board agenda
Reimbursement Rate Before Incentives	33.95%
Incentive Points	1.86 – Maintenance 1.00 – CM @ Risk (Received IG Approval February 11, 2015) 1.41 – Major reconstruction or renovation/reuse 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	40.22%

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 (the “OPM”)	NV5
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 \$48,999,776, which includes an estimated construction cost of \$36,250,776 (\$430/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$33,904,888 which excludes: OPM fees in excess of 3.5% of construction costs; designer fees in excess of 10% of construction costs; costs associated with land acquisition; costs associated with abatement of asbestos-containing floor materials, site costs in excess of 8% of total building cost, construction costs in excess of \$312/sq. ft. plus eligible demolition and abatement; costs associated with mailing and moving; ineligible off-site work; costs in excess of the \$2,400/student allowance for furniture, fixtures, and equipment; and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 480	District’s Proposed Project Budget
Proposed Total Square Feet: 84,262	
Project Budget ¹	\$46,839,776
Scope Exclusions/Ineligible Costs	\$12,934,888
Estimated Basis of Total Facilities Grant	\$33,904,888
Reimbursement Rate	40.22%
Estimated Maximum Total Facilities Grant ²	\$13,636,546
Potentially eligible owner’s and construction contingencies	\$1,085,016
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$436,393
Total Project Budget	\$48,999,776

Maximum Total Facilities Grant ³	\$14,072,939
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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 \$13,636,546; however, the District may be eligible for up to an additional \$436,393 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 \$14,072,939 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project at the existing Cabot Elementary School, conditional upon the City obtaining full ownership, control, and exclusive use of the entire project site.