

District: Town of Needham  
 School Name: Hillside Elementary School  
 Recommended Category: Project Scope and Budget  
 Date: July 13, 2016

**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 Needham to replace the existing Hillside Elementary School with a new facility serving grades K-5 on the Central Avenue site.

<b>District Information</b>	
District Name	Town of Needham
Elementary Schools	Broadmeadow Elementary School (K-5) Hillside Elementary School (K-5) John Eliot Elementary School (K-5) Newman Elementary School (PK-5) William Mitchell Elementary School (K-5)
Middle Schools	High Rock School (6) Pollard Middle School (7-8)
High School	Needham High School (9-12)
Priority School Name	Hillside Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1961
Existing Square Footage	47,197
Additions	1968: Addition 1997: Modular classrooms
Acreage of Site	24.6 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Structural integrity</li> <li>- Mechanical systems</li> <li>- Electrical systems</li> <li>- Plumbing systems</li> <li>- Envelope</li> <li>- Windows</li> <li>- Roof</li> <li>- Accessibility</li> </ul> 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
2015-2016 Enrollment	465
Agreed Upon Enrollment	430
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 430 students serving grades K-5, with full day Kindergarten.

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	November 20, 2013
Invitation to Feasibility Study	July 30, 2014
Preferred Schematic Authorization	January 27, 2016
Project Scope & Budget Authorization	On July 20, 2016 Board agenda
Reimbursement Rate Before Incentives	31.00%
Incentive Points	1.72 – Maintenance 2.00 – Energy Efficiency – “Green Schools” <sup>1</sup>
Total Reimbursement Rate <sup>1</sup>	34.72%

*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.*

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Steven Popper, Town of Needham Employee
Designer	Dore & Whittier 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 \$65,907,414, which includes an estimated construction cost of \$45,465,414 (\$501/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$37,634,766, which excludes: designer fees in excess of 10% of construction costs; costs associated with site acquisition; site costs in excess of 8% of total building cost; construction costs in excess of \$312/sf plus eligible demolition and abatement; costs associated with mailing and moving; costs in excess of MSBA’s allowance of \$2,400 per student for fixtures, furnishings, and equipment; and owner’s and construction contingency costs.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 430 students	District’s Proposed Project Budget
Proposed Total Square Feet: 90,702	
Project Budget <sup>1</sup>	\$61,355,414
Scope Exclusions/Ineligible Costs	\$23,720,648
Estimated Basis of Total Facilities Grant	\$37,634,766
Reimbursement Rate	34.72%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$13,066,791
Potentially eligible owner’s and construction contingencies	\$2,730,654
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$948,083
Total Project Budget	\$65,907,414
Maximum Total Facilities Grant <sup>3</sup>	\$14,014,874

<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 \$13,066,791; however, the District may be eligible for up to an additional \$948,083 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 \$14,014,874 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Hillside Elementary School with a new facility serving grades K-5 on the Central Avenue site.