

District: City of Framingham
 School Name: Fuller Middle School
 Recommended Category: Project Scope and Budget
 Date: October 24, 2018

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 Framingham to replace the existing Fuller Middle School with a new facility serving grades 6-8 on the existing site.

District Information	
District Name	City of Framingham
Elementary School(s)	Juniper Hill School (PK) King Elementary School (K-2) Barbieri Elementary School (K-5) Brophy Elementary School (K-5) Charlotte A. Dunning Elementary School (K-5) Hemenway Elementary School (K-5) Mary E. Stapleton Elementary School (K-5) Miriam F. McCarthy Elementary School (K-5) Potter Road Elementary School (K-5) Woodrow Wilson Elementary School (K-5)
Middle School(s)	Cameron Middle School (6-8) Fuller Middle School (6-8) Walsh Middle School (6-8)
High School(s)	Framingham High School (9-12)
Priority School Name	Fuller Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1958
Existing Square Footage	196,000
Additions	N/A
Acreage of Site	30 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 - 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.
Original Design Capacity	Unknown
2017-2018 Enrollment	501
Agreed Upon Enrollment	630

District Information	
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 630 students serving grades 6-8.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	January 27, 2016
Invitation to Feasibility Study	February 15, 2017
Preferred Schematic Authorization	June 27, 2018
Project Scope & Budget Authorization	October 31, 2018 Board agenda
Reimbursement Rate Before Incentives	57.83%
Incentive Points	1.48 – Maintenance 1.00 – CM @ Risk ¹ 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	62.31%

¹Subject to the approval of the Office of the Inspector General for the District’s use of the Construction Manager at Risk construction delivery method for the Proposed Project and that the District actually uses that construction delivery method for the Proposed Project, the MSBA has provisionally included one (1) incentive point. In addition, subject to the District’s intention to meet certain energy efficiency sustainability requirements for the Proposed Project, the MSBA has also provisionally included two (2) incentive points. If the District does not ultimately qualify for some or all of these incentive points the MSBA will adjust the District’s reimbursement rate, accordingly.

Consultants	
Owner’s Project Manager (the “OPM”)	Symmes Maini & McKee Associates, Inc.
Designer	Jonathan Levi Architects LLC

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss the project’s scope and budget. The District has provided a Total Project Budget of \$98,276,878, which includes an estimated construction cost of \$77,935,429 (\$570/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$60,999,748, which excludes legal fees, OPM fees associated with ineligible square footage, Designer fees associated with ineligible square footage, ineligible costs associated with abatement of floor materials containing asbestos, site costs in excess of 8% of total building cost, construction costs in excess of \$333/sq. ft. plus eligible demolition and abatement, costs associated with mailing and moving, costs in excess of the \$1,200 per student allowance for fixtures, furniture, and equipment, costs in excess of the \$1,200 per student allowance for technology, and owner’s and construction contingency costs, and cost associated with the commissioning of ineligible square footage.

Project Scope and Budget Agreement	
Enrollment: 630	District’s Proposed Project Budget
Proposed Total Square Feet: 136,790	
Project Budget ¹	\$92,821,398
Scope Exclusions/Ineligible Costs	- \$31,821,650
Estimated Basis of Total Facilities Grant	\$60,999,748

Reimbursement Rate	62.31%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$38,008,943
Cost Recovery	-\$11,858
Estimated Maximum Total Facilities Grant	\$37,997,085
Potentially eligible owner's and construction contingencies	\$2,338,063
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$1,456,847
Total Project Budget	\$98,276,878
Maximum Total Facilities Grant ^{3,4}	\$39,453,932

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.

⁴Maximum Total Facilities Grant will be allocated in part to FY '19 Grant Cap, and in part to future available Grant Cap Space.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$37,997,085; however, the District may be eligible for up to an additional \$1,456,847 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 \$39,453,932 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Fuller Middle School with a new facility serving grades 6-8 on the existing site.