

District: Town of Shrewsbury
 School Name: Beal Early Childhood Center
 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 Town of Shrewsbury to replace the existing Beal Early Childhood Center with a new K-4 facility on the Glavin Center site.

District Information	
District Name	Town of Shrewsbury
Elementary School(s)	Parker Road Preschool (PK) Beal Early Childhood Center (K-1) Calvin Coolidge School (K-4) Spring Street School (K-4) Walter J. Paton School (K-4) Floral Street School (1-4)
Middle School(s)	Sherwood Middle School (5-6) Oak Middle School (7-8)
High School(s)	Shrewsbury High School (9-12)
Priority School Name	Beal Early Childhood Center
Type of School	Elementary School
Grades Served	K-1
Year Opened	1922
Existing Square Footage	32,100
Additions	N/A
Acreeage of Site	3.5 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Plumbing systems - Building envelope - Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program, particularly for special education students and English language learners, as well as existing and projected overcrowding.
Original Design Capacity	Unknown
2017-2018 Enrollment	309
Agreed Upon Enrollment	790
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 790 students for grades K-4.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	March 30, 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	50.16%
Incentive Points	1.70 – Maintenance 1.00 – CM @ Risk ¹ (Approved September 7, 2018) 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	54.86%

¹Subject to the District’s actual use of 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”)	PMA Consultants, LLC
Designer	Lamoureux Pagano & Associates, 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 \$92,809,274, which includes an estimated construction cost of \$74,111,830 (\$523/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$60,571,889, which excludes: legal fees; costs associated with the acquisition of the site; costs associated with the removal of fuel storage tanks; costs associated with the removal of arsenic soil; site costs in excess of 8% of total building cost; costs associated with ineligible gymnasium, core academic, dining, and medical spaces; construction costs in excess of \$333/sq. ft. plus eligible demolition and abatement; costs associated with utilities; costs associated with mailing and moving, owner’s and construction contingency costs.

Additionally, the MSBA will be recovering a portion of the commissioning consultant fees associated with ineligible square footage. The MSBA has calculated this recovery to be \$7,022 and this amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 790	District’s Proposed Project Budget
Proposed Total Square Feet: 141,600	
Project Budget ¹	\$88,326,454
Scope Exclusions/Ineligible Costs	-\$27,754,565
Estimated Basis of Total Facilities Grant	\$60,571,889
Reimbursement Rate	54.86%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$33,229,738
Cost Recovery	-\$7,022
Estimated Maximum Total Facilities Grant ²	\$33,222,716

Potentially eligible owner's and construction contingencies	\$1,518,347
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$832,965
Total Project Budget	\$92,809,274
Maximum Total Facilities Grant ^{3, 4}	\$34,055,681

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 \$33,222,716; however, the District may be eligible for up to an additional \$832,965 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 \$34,055,681 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Beal Early Childhood Center with a new K-4 facility on the Glavin Center site.