

District: Town of Natick
 School Name: John F. Kennedy Middle School
 Recommended Category: Project Scope and Budget
 Date: February 7, 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 Natick to replace the existing John F. Kennedy Middle School with a new grades 5-8 facility on the existing site.

District Information	
District Name	Town of Natick
Elementary School(s)	Natick Preschool (PK) Bennett-Hemenway Elementary School (K-4) Brown Elementary School (K-4) Johnson Elementary School (K-4) Lilja Elementary School (K-4) Memorial Elementary School (K-4)
Middle School(s)	John F. Kennedy Middle School (5-8) Wilson Middle School (5-8)
High School(s)	Natick High School (9-12)
Priority School Name	John F. Kennedy Middle School
Type of School	Middle School
Grades Served	5-8
Year Opened	1965
Existing Square Footage	114,885
Additions	2012 – addition of 9 modular classrooms
Acreage of Site	11.7 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 – Building 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 and projected overcrowding.
Original Design Capacity	600
2016-2017 Enrollment	650
Agreed Upon Enrollment	1,000
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,000 students serving grades 5-8.

District Information	
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	May 25, 2016
Invitation to Feasibility Study	September 28, 2016
Preferred Schematic Authorization	October 25, 2017
Project Scope & Budget Authorization	On February 14, 2018 Board agenda
Reimbursement Rate Before Incentives	43.63%
Incentive Points	1.58 – Maintenance 1.00 – Overlay Zoning 40R & 40S 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	48.21%

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”)	Compass Project Management, Inc.
Designer	Ai3 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 \$109,560,000, which includes an estimated construction cost of \$87,559,890 (\$481/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$76,049,527, which excludes: legal fees; costs associated with the removal of flooring containing asbestos; site costs in excess of 8% of the total building cost; costs associated with the ineligible square footage including the ineligible auditorium space; 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.

The MSBA will also be recovering a portion of the commissioning consultant fees associated with ineligible square footage. The MSBA has calculated this recovery to be \$12,929 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: 1,000	District’s Proposed Project Budget
Proposed Total Square Feet: 182,195	
Project Budget ¹	\$104,810,941
Scope Exclusions/Ineligible Costs	-\$28,761,414
Estimated Basis of Total Facilities Grant	\$76,049,527

Reimbursement Rate	48.21%
Estimated Maximum Total Facilities Grant ² (before cost recovery)	\$36,663,477
Cost Recovery	-\$12,929
Estimated Maximum Total Facilities Grant ²	\$36,650,548
Potentially eligible owner's and construction contingencies	\$1,375,599
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$663,176
Total Project Budget	\$109,560,000
Maximum Total Facilities Grant ³	\$37,313,724

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 \$36,650,548; however, the District may be eligible for up to an additional \$663,176 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 \$37,313,724 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing John F. Kennedy Middle School with a new grades 5-8 facility on the existing site.