

District: City of Taunton  
 School Name: James L. Mulcahey Elementary 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 City of Taunton to replace the existing James L. Mulcahey Elementary School and Hopewell Elementary School with a new grades PK-4 facility on the existing James L. Mulcahey Elementary School site.

<b>District Information</b>	
District Name	City of Taunton
Elementary School(s)	Edward F. Leddy Preschool (PK) James L. Mulcahey Elementary School (PK-4) Hopewell Elementary School (K-4) Edmund Hatch Bennett School (K-4) Joseph C. Chamberlain Elementary School (K-4) East Taunton Elementary School (K-4) Harold H. Galligan School (K-4) Elizabeth Pole Elementary School (K-4)
Middle School(s)	Benjamin A. Friedman Middle School (5-7) John F. Parker Middle School (5-7) Joseph H. Martin Middle School (5-7)
High School(s)	Taunton High School (8-12) Taunton Alternative High School (10-12)
Priority School Name	James L. Mulcahey Elementary School
Type of School	Elementary School
Grades Served	PK-4
Year Opened	1954
Existing Square Footage	85,534
Additions	1980's
Acreage of Site	24.8 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Mechanical systems</li> <li>- Electrical systems</li> <li>- Plumbing systems</li> <li>- Building 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.
Original Design Capacity	Unknown
2016-2017 Enrollment	535
Agreed Upon Enrollment	735

<b>District Information</b>	
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 735 students for grades K-4, for a project that will serve grades PK-4.
Total Project Budget – Debt Exclusion Anticipated	No

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	January 14, 2015
Invitation to Feasibility Study	September 30, 2015
Preferred Schematic Authorization	August 23, 2017
Project Scope & Budget Authorization	On February 14, 2018 Board agenda
Reimbursement Rate Before Incentives	77.47%
Incentive Points	1.39 – Maintenance 2.00 – Energy Efficiency – “Green Schools” <sup>1</sup>
Total Reimbursement Rate <sup>1,2</sup>	80.00%

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.

2. By statute, 80% is the District’s maximum reimbursement rate. Here, the District’s base reimbursement rate is 77.47% before applying any incentive points. After applying the maintenance and energy efficiency incentive points, this results in a maximum reimbursement rate of 80%.

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	CGA Project Management
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 \$64,971,831, which includes an estimated construction cost of \$50,074,205 (\$418/sf.). The Estimated Basis of Total Facilities Grant would be \$50,568,301, 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; construction costs in excess of \$333/sf. 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; and owner’s and construction contingency costs.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 735	District’s Proposed Project Budget
Proposed Total Square Feet: 119,693	
Project Budget <sup>1</sup>	\$60,611,903
Scope Exclusions/Ineligible Costs	-\$10,043,602
Estimated Basis of Total Facilities Grant	\$50,568,301
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$40,454,641

Potentially eligible owner's and construction contingencies	\$2,360,670
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$1,888,536
Total Project Budget	\$64,971,831
Maximum Total Facilities Grant <sup>3</sup>	\$42,343,177

<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 \$40,454,641; however, the District may be eligible for up to an additional \$1,888,536 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 \$42,343,177 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing James L. Mulcahey Elementary School and Hopewell Elementary School with a new grades PK-4 facility on the existing James L. Mulcahey Elementary School site.