

District: Town of Harvard
 School Name: Hildreth Elementary School
 Recommended Category: Project Scope and Budget
 Date: April 3, 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 Harvard to replace the existing Hildreth Elementary School with a new facility serving grades PK-5 on the existing site.

District Information	
District Name	Town of Harvard
Elementary School(s)	Hildreth Elementary School (PK-5)
Middle School(s)	N/A
High School(s)	Bromfield School (6-12)
Priority School Name	Hildreth Elementary School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1955
Existing Square Footage	69,000
Additions	1988
Acreage of Site	6.5 acres
Building Issues	<p>The District identified deficiencies in the following areas:</p> <ul style="list-style-type: none"> - Health and Safety - Envelope - Windows - Mechanical systems - Electrical systems - Plumbing systems - Roof - Accessibility <p>In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.</p>
Original Design Capacity	Unknown
2017-2018 Enrollment	440
Agreed Upon Enrollment	445
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of no more than 445 students in grades K-5, for a project that will serve grades PK-5.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	January 27, 2016
Invitation to Feasibility Study	May 25, 2016
Preferred Schematic Authorization	August 23, 2017

Project Scope & Budget Authorization	On April 10, 2018 Board agenda
Reimbursement Rate Before Incentives	46.15%
Incentive Points	1.53 – Maintenance 1.00 – CM @ Risk 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	50.68%

¹ Subject 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 the District’s intention to actually use 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”)	NV5 Global, Inc.
Designer	Arrowstreet Inc.

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss the scope and budget. The District has provided a Total Project Budget of \$53,597,807, which includes an estimated construction cost of \$42,999,041 (\$505/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$36,171,193, which excludes: costs associated with ineligible square footage; 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 abatement of flooring materials containing asbestos; 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.

Additionally, the MSBA will recover a portion of the commissioning consultant fees associated with ineligible square footage noted above. The MSBA has calculated this recovery to be \$4,481 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: 445	District’s Proposed
Proposed Total Square Feet: 85,214	Project Budget
Project Budget ¹	\$51,017,865
Scope Exclusions/Ineligible Costs	-\$14,846,672
Estimated Basis of Total Facilities Grant	\$36,171,193
Reimbursement Rate	50.68%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$18,331,561
Cost Recovery	-\$4,481
Estimated Maximum Total Facilities Grant ²	\$18,327,080
Potentially eligible owner’s and construction contingencies	\$859,980

Project Scope and Budget Agreement	
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$435,838
Total Project Budget	
	\$53,597,807
Maximum Total Facilities Grant³	\$18,762,918

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 \$18,327,080; however, the District may be eligible for up to an additional \$435,838 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 \$18,762,918 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Hildreth Elementary School with a new facility serving grades PK-5 on the existing site.