

District: Town of Ipswich
 School Name: Winthrop 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 Ipswich to replace the existing Winthrop and Doyon Elementary Schools with a new facility on the Doyon Elementary School site.

District Information	
District Name	Town of Ipswich
Elementary School(s)	Doyon Elementary School (PK-5) Winthrop Elementary School (PK-5)
Middle School(s)	Ipswich Middle School (6-8)
High School(s)	Ipswich High School
Priority School Name	Winthrop Elementary School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1956
Existing Square Footage	50,600
Additions	7 classroom and library addition in 1993 2 classroom modular unit added in 2000 1 elevator addition in 1985
Acreage of Site	8 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - 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 as well as existing overcrowding.
Original Design Capacity	Unknown
2017-2018 Enrollment	378
Agreed Upon Enrollment	Study Enrollment includes the following configurations: <ul style="list-style-type: none"> - 775 students, District-wide Grades K-5 (Preferred Solution) - 355 students, District-wide Grades K-2 - 490 students, District-wide Grades K-3 - 420 students, Winthrop ES K-5
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 775 students for grades K-5, for a project that will serve grades Pre-kindergarten through grade 5.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	June 4, 2014
Invitation to Feasibility Study	March 25, 2015
Preferred Schematic Authorization	December 13, 2017
Project Scope & Budget Authorization	On April 10, 2018 Board agenda
Reimbursement Rate Before Incentives	47.21%
Incentive Points	1.31 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	50.52%

¹The 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”)	PMA Consultants, LLC
Designer	Perkins/Eastman/DPC

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 \$69,406,719, which includes an estimated construction cost of \$55,535,479 (\$450/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$52,837,300, which excludes: legal fees, OPM fees in excess of 3.5% of construction costs, ineligible costs associated with abatement of asbestos-containing floor materials, costs associated with removal of underground fuel storage tanks and septic systems replacement, site costs in excess of 8% of building cost, construction costs in excess of \$333/sq. ft. plus eligible demolition and abatement, costs associated with mailing and moving, and owner’s and construction contingency costs.

Additionally, the proposed project will result in the MSBA recovering a portion of state funds previously paid to the District for the Winthrop Elementary School roof and boiler replacement project completed in the summer of 2005. The MSBA has calculated this recovery of funds to be \$57,195 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: 775	District’s Proposed
Proposed Total Square Feet: 123,535	Project Budget
Project Budget ¹	\$66,203,597
Scope Exclusions/Ineligible Costs	-\$13,366,297
Estimated Basis of Total Facilities Grant	\$52,837,300
Reimbursement Rate	50.52%
Estimated Maximum Total Facilities Grant Before Cost Recovery ²	\$26,693,404
Cost Recovery	-\$57,195
Estimated Maximum Total Facilities Grant After Cost Recovery ²	\$26,636,209
Potentially eligible owner’s and construction contingencies	\$981,703

Project Scope and Budget Agreement	
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$495,956
Total Project Budget	
	\$69,406,719
Maximum Total Facilities Grant³	\$27,132,165

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 \$26,636,209; however, the District may be eligible for up to an additional \$495,956 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 \$27,132,165 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Winthrop and Doyon Elementary Schools with a new facility on the existing Doyon site.