

District: City of Marlborough
 School Name: Richer 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 City of Marlborough to construct a new elementary school facility on the existing athletic fields of the Marlborough High School site, as part of the Model School Program.

District Information	
District Name	City of Marlborough
Elementary School(s)	Early Childhood Education Center (PK) Charles Jaworek Elementary School (K-4) Francis J. Kane Elementary School (K-4) Richer Elementary School (K-4)
Middle School(s)	Charles W. Whitcomb Middle School (5-8)
High School(s)	Marlborough High School (9-12)
Priority School Name	Richer Elementary School
Type of School	Elementary School
Grades Served	K-4
Year Opened	1965
Existing Square Footage	69,312
Additions	1993 – addition of six modular units
Acreage of Site	12.5 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Mechanical systems – Electrical systems – 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	Unknown
2017-2018 Enrollment	604
Agreed Upon Enrollment	610
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 610 students serving grades K-5.
Total Project Budget – Debt Exclusion Anticipated	No

MSBA Board Votes	
Invitation to Eligibility Period	January 27, 2016
Invitation to Feasibility Study	July 20, 2016
Preferred Schematic Authorization	October 25, 2017
Project Scope & Budget Authorization	On April 10, 2018 Board agenda
Reimbursement Rate Before Incentives	64.08%
Incentive Points	1.63 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	67.71%

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”)	Daedalus Projects, Inc.
Designer	Mount Vernon Group Architects

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 \$56,418,338, which includes an estimated construction cost of \$47,831,946 (\$429/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$43,224,738, which excludes: legal fees; model-school designer fees in excess of 4.75% of construction costs; costs associated with the late site package; site costs in excess of 8% of the total building cost; construction costs in excess of \$333/sq. ft.; 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.

Project Scope and Budget Agreement	
Enrollment: 610	District’s Proposed
Proposed Total Square Feet: 111,437	Project Budget
Project Budget ¹	\$54,330,538
Scope Exclusions/Ineligible Costs	-\$11,105,800
Estimated Basis of Total Facilities Grant	\$43,224,738
Reimbursement Rate	67.71%
Estimated Maximum Total Facilities Grant ²	\$29,267,470
Potentially eligible owner’s and construction contingencies	\$916,119
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$620,304
Total Project Budget	\$56,418,338
Maximum Total Facilities Grant ³	\$29,887,774

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 \$29,267,470; however, the District may be eligible for up to an additional \$620,304 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 \$29,887,774 for the Project Scope and Budget Agreement and Project Funding Agreement to construct a new elementary school facility on the existing athletic fields of the Marlborough High School site, as part of the Model School Program.