

District: City of Easthampton
 School Name: Maple Elementary School
 Recommended Category: Project Scope and Budget
 Date: August 22, 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 Easthampton to replace the existing Maple Elementary School, Center Elementary School, Pepin Elementary School, and the existing White Brook Middle School, with a new grades PK-8 facility at the existing White Brook Middle School site, contingent upon the City gaining full ownership, control, and exclusive use of the proposed site.

District Information	
District Name	City of Easthampton
Elementary School(s)	Center Elementary School (K-4) Maple Elementary School (PK-4) Neil A. Pepin Elementary School (K-4)
Middle School(s)	White Brook Middle School (5-8)
High School(s)	Easthampton High School (9-12)
Priority School Name	Maple Elementary School
Type of School	Elementary School
Grades Served	PK-4
Year Opened	1896
Existing Square Footage	37,233
Additions	1924
Acreage of Site	1.5 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Plumbing systems - Building 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 and projected overcrowding.
Original Design Capacity	Unknown
2017-2018 Enrollment	248
Agreed Upon Enrollment	1,010
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,010 students for grades K-8, for a project that will serve grades PK-8.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	March 25, 2015
Invitation to Feasibility Study	September 30, 2015
Preferred Schematic Authorization	April 10, 2018
Project Scope & Budget Authorization	On August 29, 2018 Board agenda
Reimbursement Rate Before Incentives	59.84%
Incentive Points	1.31 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	63.15%

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”)	Colliers International
Designer	Caolo & Bieniek Associates, 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 \$109,158,463, which includes an estimated construction cost of \$90,122,000 (\$508/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$78,277,271, which excludes: legal fees; OPM administrative costs associated with anticipated bond counsel costs; ineligible costs associated with abatement of flooring materials containing asbestos; site costs in excess of 8% of total building cost; costs associated with ineligible square footage; 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.

Project Scope and Budget Agreement	
Enrollment: 1,010	District’s Proposed Project Budget
Proposed Total Square Feet: 177,370	
Project Budget ¹	\$105,778,888
Scope Exclusions/Ineligible Costs	-\$27,501,617
Estimated Basis of Total Facilities Grant	\$78,277,271
Reimbursement Rate	63.15%
Estimated Maximum Total Facilities Grant ²	\$49,432,097
Potentially eligible owner’s and construction contingencies	\$2,027,745
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$1,280,521
Total Project Budget	\$109,158,463
Maximum Total Facilities Grant ^{3,4}	\$50,712,618

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.*

⁴ *Maximum Total Facilities Grant will be allocated in part to FY '19 Grant Cap, and in part to future available Grant Cap Space.*

MSBA staff recommends an estimated Maximum Total Facilities Grant of \$49,432,097; however, the District may be eligible for up to an additional \$1,280,521 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 \$50,712,618 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Maple Elementary School, Center Elementary School, Pepin Elementary School, and the existing White Brook Middle School, with a new grades PK-8 facility at the existing White Brook Middle School site, contingent upon the City gaining full ownership, control, and exclusive use of the proposed site.