

District: Town of Foxborough  
 School Name: Mabelle M. Burrell 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 Town of Foxborough for an addition and renovation project at the Mabelle M. Burrell Elementary School, serving grades PK-4.

<b>District Information</b>	
District Name	Town of Foxborough
Elementary School(s)	Mabelle M. Burrell Elementary School (PK-4) Charles Taylor Elementary School (K-4) Vincent M. Igo Elementary School (K-4)
Middle School(s)	John J. Ahern Middle School (5-8)
High School(s)	Foxborough High School (9-12)
Priority School Name	Mabelle M. Burrell Elementary School
Type of School	Elementary School
Grades Served	PK-4
Year Opened	1967
Existing Square Footage	42,395
Additions	N/A
Acreage of Site	22.5 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>- Envelope</li> <li>- HVAC</li> <li>- Windows</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
2017-2018 Enrollment	317
Agreed Upon Enrollment	270
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 270 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	March 30, 2016
Invitation to Feasibility Study	November 9, 2016
Preferred Schematic Authorization	February 14, 2018
Project Scope & Budget Authorization	On August 29, 2018 Board agenda

Reimbursement Rate Before Incentives	49.31%
Incentive Points	1.25 – Maintenance 3.45 – Major reconstruction or renovation/reuse 2.00 – Energy Efficiency – “Green Schools” <sup>1</sup>
Total Reimbursement Rate <sup>1</sup>	56.01%

<sup>1</sup>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 energy efficiency, the District will not qualify for these incentive points, and the MSBA will adjust the reimbursement rate accordingly.

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Colliers International
Designer	Kaestle Boos 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 \$34,671,567, which includes an estimated construction cost of \$27,057,700 (\$440/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$26,226,642, which excludes costs associated with financing, OPM fees in excess of 3.5% of construction costs, ineligible costs associated with abatement of asbestos-containing floor materials, 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 temporary swing space, 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.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 270	District’s Proposed Project Budget
Proposed Total Square Feet: 61,455	
Project Budget <sup>1</sup>	\$32,715,517
Scope Exclusions/Ineligible Costs	\$6,488,875
Estimated Basis of Total Facilities Grant	\$26,226,642
Reimbursement Rate	56.01%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$14,689,542
Potentially eligible owner’s and construction contingencies	\$1,145,754
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$641,737
Total Project Budget	\$34,671,567
Maximum Total Facilities Grant <sup>3,4</sup>	\$15,331,279

<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.

<sup>4</sup>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 \$14,689,542; however, the District may be eligible for up to an additional \$641,737 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 \$15,331,279 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project at the Mabelle M. Burrell Elementary School, serving grades PK-4.