

MEMORANDUM

TO: Board of Directors, Massachusetts School Building Authority
FROM: James A. MacDonald, First Deputy Treasurer, Chief Executive Officer
John K. McCarthy, Executive Director, Deputy Chief Executive Officer
RE: Staff Recommendation for an Amendment to the Board's August 29, 2018 vote to approve the City of Easthampton's Project Scope and Budget
DATE: February 6, 2019

Background

At the August 29, 2018 MSBA Board of Directors meeting, the Executive Director was authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the City of Easthampton (the "City") 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 (the "Project"), contingent upon the City gaining full ownership, control, and exclusive use of the proposed Project site.

Prior to the August 29, 2018 MSBA Board of Directors vote to approve the Project, MSBA staff, the City, and the consultant team met to discuss the scope of the Project, which included the development of a vehicular roundabout to be located mainly on an existing public road at the entrance to the Project site. Based on the City's Schematic Design, the City and its consultants determined that additional land would be required in order to construct the roundabout. The MSBA informed the City that full ownership, control, and exclusive use of any property that is part of the Project site that the City does not currently own or control must be obtained and verified prior to the MSBA entering into a Project Funding Agreement with the City.

The Easthampton School Building Committee decided, after further review, to remove the roundabout from the base scope of work and make it a construction alternate; thus, the City could potentially construct the roundabout should they have enough bid savings to cover the costs of constructing the roundabout.

Recommendation

Based on the aforementioned adjustment to the base scope of work, MSBA staff recommends amending the August 29, 2018 MSBA Board vote to remove the condition that the City must obtain and verify full ownership, control, and exclusive use of the Project site prior to entering into a Project Funding Agreement with the MSBA because the proposed roundabout would be constructed on a parcel of land that is located on a public road which is not on school property. Additionally, the City has determined that the construction of a roundabout would be an enhancement to the Project and is not required to construct or operate the Project. However, should the City decide to construct the roundabout, the City would be required to obtain and verify full ownership, control, and exclusive use of the proposed site prior to proceeding with the construction of the roundabout.