

District: Town of Tewksbury
 School Name: Louise Davy Trahan Elementary School
 Recommended Category: Project Scope and Budget
 Date: February 6, 2019

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 Tewksbury to consolidate and replace the existing Louise Davy Trahan Elementary School and the existing North Street Elementary School with a new facility serving grades 2-4 district-wide on the existing John F. Ryan Elementary School site.

District Information	
District Name	Town of Tewksbury
Elementary School(s)	Loella F. Dewing Elementary School (PK-2) Heath Brook Elementary School (K-2) Louise Davy Trahan Elementary School (3-4) North Street Elementary School (3-4) John F. Ryan Elementary School (5-6)
Middle School(s)	John W. Wynn Middle School (7-8)
High School(s)	Tewksbury Memorial High School (9-12)
Priority School Name	Louise Davy Trahan Elementary School
Type of School	Elementary School
Grades Served	3-4
Year Opened	1952
Existing Square Footage	37,565
Additions	Library in 1957; 2 classrooms in 1973
Acreage of Site	6.5 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Plumbing systems - Envelope - Windows - Roof
Original Design Capacity	Unknown
2017-2018 Enrollment	234
Agreed Upon Enrollment	790
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 790 students serving grades 2-4.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	May 25, 2016
Invitation to Feasibility Study	February 15, 2017
Preferred Schematic Authorization	August 29, 2018
Project Scope & Budget Authorization	On February 13, 2019 Board agenda

Reimbursement Rate Before Incentives	54.16%
Incentive Points	1.61 – Maintenance 1.00 – CM @ Risk ¹ 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	58.77%

¹Subject to the approval of the Office of the Inspector General for the District’s use of the Construction Manager at Risk construction delivery method for the Proposed Project and that the District actually uses that construction delivery method for the Proposed Project, the MSBA has provisionally included one (1) incentive point. In addition, subject to the District’s intention to meet certain energy efficiency sustainability requirements for the Proposed Project, the MSBA has also provisionally included two (2) incentive points. If the District does not ultimately qualify for some or all of these incentive points the MSBA will adjust the District’s reimbursement rate, accordingly.

Consultants	
Owner’s Project Manager (the “OPM”)	CBRE Heery
Designer	Flansburgh Associates

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 \$98,503,724, which includes an estimated construction cost of \$77,450,806 (\$555/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$53,103,251, which excludes legal fees; OPM fees in excess of 3.5% of construction costs; Designer fees in excess of 10% of construction costs; OPM and Designer fees associated with ineligible site work including the stadium, athletic field, practice field and outbuildings; demolition of the existing Central Administration structure; costs for the abatement and removal of hazardous materials associated with identified ineligible scope; site costs in excess of 8% of total building cost including the new stadium, practice field, and associated out buildings; construction costs in excess of \$333/sq. ft.; construction costs associated with ineligible area including Physical Education areas beyond guidelines, two of four proposed ELL classrooms, STEAM classrooms for grades 2 and 3, and District Offices; 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; construction contingency costs; and costs associated with the commissioning of ineligible square footage.

Project Scope and Budget Agreement	
Enrollment: 790	District’s Proposed
Proposed Total Square Feet: 139,457	Project Budget
Project Budget ¹	\$92,973,171
Scope Exclusions/Ineligible Costs	-\$39,869,920
Estimated Basis of Total Facilities Grant	\$53,103,251
Reimbursement Rate	58.77%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$31,208,781
Cost Recovery	-\$17,825
Estimated Maximum Total Facilities Grant ²	\$31,190,956
Potentially Eligible Owner’s and Construction Contingencies	\$2,630,021

Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$1,545,663
Total Project Budget	\$98,503,724
Maximum Total Facilities Grant ^{3,4}	\$32,736,619

¹Does not include Owner's or Construction Contingencies.

²Does not include any grant funds for potentially eligible Owner's or Construction Contingency Expenditures; subject to MSBA review and audit.

³Includes 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.

⁴Maximum Total Facilities Grant will be allocated in part to the current Grant Cap, and in part to future available Grant Cap space.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$31,190,956; however, the District may be eligible for up to an additional \$1,545,663 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 \$32,736,619 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Louise Davy Trahan Elementary School and the existing North Street Elementary School with a new facility serving grades 2-4 district-wide on the existing John F. Ryan Elementary School site.