

District: City of Amesbury
 School Name: Amesbury Elementary School
 Recommended Category: Project Scope and Budget
 Date: August 21, 2019

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 Amesbury (the “District”) to replace the existing Amesbury Elementary School with a new PK-2 facility to be located on the Cashman Elementary School site.

District Information	
District Name	City of Amesbury
Elementary School(s)	Amesbury Elementary School (PK-4) Charles C. Cashman Elementary School (PK-4)
Middle School(s)	Amesbury Middle School (5-8)
High School(s)	Amesbury High School (9-12) Amesbury Innovation High School (9-12)
Priority School Name	Amesbury Elementary School
Type of School	Elementary School
Grades Served	PK-4
Year Opened	1968
Existing Square Footage	53,000
Additions	1995: 6 modular units
Acreage of Site	17 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
2018-2019 Enrollment	374
Agreed Upon Enrollment	425
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 425 students for a project that will serve grades PK-2.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	July 20, 2016
Invitation to Feasibility Study	May 12, 2017

Re-Categorization of Previous Board Invitation from Feasibility Study to Eligibility Period	August 29, 2018
Re-Categorization of Previous Board Invitation from Eligibility Period to Feasibility Study	October 31, 2018
Preferred Schematic Authorization	February 13, 2019
Project Scope & Budget Authorization	On August 28, 2019 Board agenda
Reimbursement Rate Before Incentives	55.63%
Incentive Points	1.35 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	58.98%

¹The MSBA also 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”)	NV5 Consultants, Inc.
Designer	DiNisco Design Partnership

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 \$60,513,570, which includes an estimated construction cost of \$48,976,932 (\$499/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$40,596,293, which excludes site costs in excess of 8% of total building cost, construction costs in excess of \$333/sq. ft. plus eligible demolition and abatement, construction costs associated with ineligible square footage, 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, costs associated with the commissioning of ineligible square footage, construction contingency costs, and other ineligible costs.

Project Scope and Budget Agreement	
Enrollment: 425	District’s Proposed
Proposed Total Square Feet: 98,195	Project Budget
Project Budget ¹	\$57,842,776
Scope Exclusions/Ineligible Costs	-\$17,246,483
Estimated Basis of Total Facilities Grant	\$40,596,293
Reimbursement Rate	58.98%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$23,943,694
Cost Recovery	-\$1,310
Estimated Maximum Total Facilities Grant ²	\$23,942,384
Potentially Eligible Owner’s and Construction Contingencies	\$888,217
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures	\$523,870

Total Project Budget	\$60,513,570
Maximum Total Facilities Grant ^{3,4}	\$24,466,254

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 \$23,942,384; however, the District may be eligible for up to an additional \$523,870 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 \$24,466,254 for the Project Scope and Budget Agreement and Project Funding Agreement for the replacement of the existing Amesbury Elementary School with a new PK-2 facility to be located on the Cashman Elementary School site.