

District: Town of Randolph
 School Name: Elizabeth G. Lyons Elementary School
 Recommended Category: Project Scope and Budget
 Date: October 20, 2021

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 Randolph to replace the existing Elizabeth G. Lyons Elementary School with a new facility serving grades PK-5 on the site of the former Charles G. Devine Elementary School. MSBA staff accepts the District’s Schematic Design, contingent upon the District confirming full ownership, control, and exclusive use of the proposed site.

District Information	
District Name	Town of Randolph
Elementary School(s)	Elizabeth G. Lyons Elementary (K-5) J F Kennedy Elementary (PK-5) Margaret L. Donovan (K-5) Martin E. Young Elementary (K-5)
Middle School(s)	Randolph Community Middle School (6-8)
High School(s)	Randolph High School (9-12)
Priority School Name	Elizabeth G. Lyons Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1957
Existing Square Footage	38,000
Additions	N/A
Acreage of Site	4.8 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – HVAC systems – Electrical systems – Plumbing systems – 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 projected overcrowding.
Original Design Capacity	210
2020-2021 Enrollment	297
Agreed Upon Enrollment	315
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 315 students for grades K-5, for a project that will serve grades PK-5.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 13, 2017
Invitation to Feasibility Study	April 10, 2019
Preferred Schematic Authorization	April 14, 2021
Project Scope & Budget Authorization	On October 27, 2021 Board agenda
Reimbursement Rate Before Incentives	76.84%
Incentive Points	1.38 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ²	80.00%

¹The MSBA has provisionally included two (2) incentive points for energy efficiency, subject to the District meeting certain sustainability requirements for the project and in accordance with the District’s maximum reimbursement. 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.

²By statute, 80.00% is the District’s maximum reimbursement rate. Here, the District’s base reimbursement rate is 76.84% before applying any incentive points. After applying maintenance incentive points and a portion of energy efficiency incentives, this results in a maximum reimbursement rate of 80.00%.

Consultants	
Owner’s Project Manager (the “OPM”)	CHA Companies
Designer	TSKP Studios

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 \$50,384,511, which includes an estimated construction cost of \$41,576,611 (\$556/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$33,824,746 which excludes legal fees, OPM and Designer fees in excess of MSBA funding limits, permitting fees, costs associated with abatement of asbestos-containing flooring materials, costs associated with off-site work, site costs in excess of 8% of total building cost, costs associated with ineligible square footage, construction costs in excess of \$360/sq. ft. plus eligible demolition and abatement, costs associated with mailing and moving, costs in excess of the \$1,200 per student allowance for fixtures, furniture, and equipment, costs associated with the commissioning of ineligible square footage, and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 315	District’s Proposed Project Budget
Proposed Total Square Feet: 74,720	
Project Budget ¹	\$48,734,511
Scope Exclusions/Ineligible Costs	-\$14,909,765
Estimated Basis of Total Facilities Grant	\$33,824,746
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$27,059,797
Cost Recovery	-\$467
Estimated Maximum Total Facilities Grant ²	\$27,059,330
Potentially Eligible Owner’s and Construction Contingencies	\$623,649

Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$498,919
Total Project Budget	\$50,384,511
Maximum Total Facilities Grant ^{3,4}	\$27,558,249

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 \$27,059,330; however, the District may be eligible for up to an additional \$498,919 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 \$27,558,249 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Elizabeth G. Lyons Elementary School with a new facility serving grades PK-5 on the site of the former Charles G. Devine Elementary School, contingent upon the District confirming full ownership, control, and exclusive use of the proposed site.