

District: Town of Andover
 School Name: West Elementary School
 Recommended Category: Project Scope and Budget
 Date: April 7, 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 Andover (the “District”) to replace the existing West Elementary School with a new facility serving grades PK-5 on the site of the existing West Elementary School.

District Information	
District Name	Town of Andover
Elementary School(s)	Shawsheen Preschool (PK) Bancroft Elementary School (K-5) High Plain Elementary School (K-5) Sanborn Elementary School (K-5) South Elementary School (K-5) West Elementary School (K-5)
Middle School(s)	Doherty Middle School (6-8) West Middle School (6-8) Wood Hill Middle School (6-8)
High School(s)	Andover High School (9-12)
Priority School Name	West Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1951
Existing Square Footage	90,600
Additions	1956 and 1968
Acreage of Site	33.12 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 – Windows – Roof – 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
2020-2021 Enrollment	546
Agreed Upon Enrollment	925
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 925 students for grades K-5, for a project that will

District Information	
	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	December 12, 2018
Preferred Schematic Authorization	August 26, 2020
Project Scope & Budget Authorization	On April 14, 2021 Board agenda
Reimbursement Rate Before Incentives	41.95%
Incentive Points	1.90 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	45.85%

¹ 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 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”)	PMA Consultants, LLC
Designer	SMMA

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss the project’s scope and budget. The District has provided a Total Project Budget of \$151,661,968, which includes an estimated construction cost of \$119,178,907 (\$624/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$81,719,383, which excludes the following items: legal fees; OPM and Designer fees associated with scope excluded building costs; 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 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.

Additionally, costs associated with the commissioning of ineligible square footage will result in the recovery of a portion of the overall commissioning cost. The MSBA has calculated this recovery of commissioning-related funds to be \$10,568, which has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 925	District’s Proposed
Proposed Total Square Feet: 191,028	Project Budget
Project Budget ¹	\$141,171,024
Scope Exclusions/Ineligible Costs	-\$59,451,641
Estimated Basis of Total Facilities Grant	\$81,719,383
Reimbursement Rate	45.85%

Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$37,468,337
Cost Recovery	-\$10,568
Estimated Maximum Total Facilities Grant ²	\$37,457,769
Potentially Eligible Owner's and Construction Contingencies	\$2,148,420
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$985,051
Total Project Budget	\$151,661,968
Maximum Total Facilities Grant ^{3,4}	\$38,442,820

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 \$37,457,769; however, the District may be eligible for up to an additional \$985,051 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 \$38,442,820 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing West Elementary School with a new facility serving grades PK-5 on the site of the existing West Elementary School.