

District: Town of Danvers
 School Name: Ivan G. Smith Elementary School
 Recommended Category: Project Scope and Budget
 Date: December 5, 2018

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 Danvers to replace the existing Ivan G. Smith Elementary School with a new K-5 facility on the existing site.

District Information	
District Name	Town of Danvers
Elementary Schools	Great Oak Elementary School (K-5) Highlands Elementary School (K-5) Ivan G. Smith Elementary School (K-5) Riverside Elementary School (PK-5) Willis E. Thorpe Elementary School (K-5)
Middle School	Holten Richmond Middle School (6-8)
High Schools	Danvers High School (9-12)
Priority School Name	Ivan G. Smith Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1975
Existing Square Footage	44,021
Additions	N/A
Acreage of Site	5 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Electrical systems - Envelope - Windows - Roof In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program due to the building's open classroom design.
Original Design Capacity	Unknown
2017-2018 Enrollment	283
Agreed Upon Enrollment	465
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 465 students serving grades K-5
Total Project Budget – Debt Exclusion Anticipated	No

MSBA Board Votes	
Invitation to Eligibility Period	March 30, 2016
Invitation to Feasibility Study	November 9, 2016
Preferred Schematic Authorization	August 29, 2018
Project Scope & Budget Authorization	On December 12, 2018 Board agenda

Reimbursement Rate Before Incentives	50.58%
Incentive Points	1.88 – Maintenance 1.00 – CM @ Risk ¹ (Received IG approval September 5, 2018) 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	55.46%

¹Subject to the District’s actual use of 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”)	PMA Consultants, LLC
Designer	Tappé Architects, Inc.

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 \$52,000,000, which includes an estimated construction cost of \$42,074,273 (\$509/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$35,777,829, which excludes Legal fees, ineligible costs associated with abatement of asbestos-containing floor materials, costs associated with the removal of fuel storage tanks, site costs in excess of 8% of total building cost, costs associated with ineligible administration and art/music spaces, construction costs in excess of \$333/sq. ft. plus eligible demolition and abatement, costs associated with mailing and moving, and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 465	District’s Proposed
Proposed Total Square Feet: 82,728	Project Budget
Project Budget ¹	\$49,572,468
Scope Exclusions/Ineligible Costs	-\$13,794,639
Estimated Basis of Total Facilities Grant	\$35,777,829
Reimbursement Rate	55.46%
Estimated Maximum Total Facilities Grant ²	\$19,842,384
Potentially eligible owner’s and construction contingencies	\$1,165,304
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$646,278
Total Project Budget	\$52,000,000
Maximum Total Facilities Grant ^{3,4}	\$20,488,662

¹ Does not include owner’s or construction contingencies.

² Does 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.

4 Maximum Total Facilities Grant will be allocated in part to FY '19 Grant Cap, and in part to future available Grant Cap Space.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$19,842,384; however, the District may be eligible for up to an additional \$646,278 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 \$20,488,662 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Ivan G. Smith Elementary School with a new K-5 facility on the existing site.