

District: City of Lawrence  
 School Name: Francis M. Leahy 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 City of Lawrence (the “District”) to replace the existing Francis M. Leahy Elementary School with a new facility serving students in grades K-8 on the existing site.

<b>District Information</b>	
District Name	City of Lawrence
Elementary School(s)	Community Day Arlington (K-4) Edward F. Parthum (PK-3) Francis M. Leahy (1-5) Gerard A. Guilmette (1-4) James F. Hennessey (PK-2) John Breen School (PK-K) John K. Tarbox (1-5) Lawlor Early Childhood Center (K) Lawrence Family Public Academy (PK-K) Oliver Partnership School (1-5) Robert Frost (K-3) Rollins Early Childhood Center (PK-K) South Lawrence East Elementary School (1-5)
Middle School(s)	Alexander B. Bruce (3-8) Arlington Middle School (5-8) Emily G. Wetherbee (K-8) Frost Middle School (5-8) Guilmette Middle School (5-8) Parthum Middle School (5-8) Spark Academy (6-8) UP Academy Leonard Middle School (6-8) UP Academy Oliver Middle School (6-8)
High School(s)	High School Learning Center (9-12) Lawrence High School (9-12) School for Exceptional Studies (1-12)
Priority School Name	Francis M. Leahy Elementary School
Type of School	Elementary School
Grades Served	1-5
Year Opened	1922
Existing Square Footage	41,800
Additions	N/A
Acreage of Site	1.42 acres
Building Issues	The District identified deficiencies in the following areas: – Structural integrity

<b>District Information</b>	
	<ul style="list-style-type: none"> <li>– Mechanical systems</li> <li>– Electrical systems</li> <li>– Plumbing systems</li> <li>– Envelope</li> <li>– Windows</li> <li>– Roof</li> <li>– Accessibility</li> </ul> <p>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.</p>
Original Design Capacity	Unknown
2020-2021 Enrollment	428
Agreed Upon Enrollment	1,000
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,000 students serving grades K-8.
Total Project Budget – Debt Exclusion Anticipated	Yes

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	December 13, 2017
Invitation to Feasibility Study	February 13, 2019
Preferred Schematic Authorization	December 16, 2020
Project Scope & Budget Authorization	On October 27, 2021 Board agenda
Reimbursement Rate Before Incentives	80.00%
Incentive Points	1.29 – Maintenance
Total Reimbursement Rate <sup>1</sup>	80.00%

<sup>1</sup>By statute, 80.00% is the District's maximum reimbursement rate and the District's base reimbursement rate is 80.00% before applying any incentive points. Therefore, the District is not eligible to receive any incentive points as the base reimbursement rate results in a maximum reimbursement rate of 80.00%.

<b>Consultants</b>	
Owner's Project Manager (the "OPM")	Atlantic Construction and Management Inc.
Designer	Mount Vernon Group 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 \$103,740,911, which includes an estimated construction cost of \$81,846,297 (\$472/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$75,393,984, which excludes OPM and Designer fees in excess of MSBA funding limits, costs associated with ineligible square footage, costs associated with abatement of asbestos-containing floor materials, costs associated with the removal of asbestos transite pipe, costs associated with offsite work, construction costs in excess of \$360/sq. ft. plus eligible demolition and abatement, costs associated with swing space, 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, and owner's and construction contingency costs.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 1,000 Proposed Total Square Feet: 173,520	District's Proposed Project Budget
Project Budget <sup>1</sup>	\$100,126,722
Scope Exclusions/Ineligible Costs	-\$24,732,738
Estimated Basis of Total Facilities Grant	\$75,393,984
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant before Cost Recovery <sup>2</sup>	\$60,315,187
Cost Recovery	-\$7,044
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$60,308,143
Potentially Eligible Owner's and Construction Contingencies	\$1,227,694
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$982,155
Total Project Budget	\$103,740,911
Maximum Total Facilities Grant <sup>3,4</sup>	\$61,290,298

<sup>1</sup>Does not include Owner's or Construction Contingencies.

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

<sup>3</sup>Includes 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.

<sup>4</sup>Maximum 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 \$60,308,143; however, the District may be eligible for up to an additional \$982,155 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 \$61,290,298 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Francis M. Leahy Elementary School with a new facility serving students in grades K-8 on the existing site.