

District: Groton-Dunstable Regional School District  
 School Name: Florence Roche Elementary School  
 Recommended Category: Project Scope and Budget  
 Date: February 4, 2021

**Recommendation**

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Groton-Dunstable Regional School District (the “District”) to replace the existing Florence Roche Elementary School with a new facility serving grades K-4 on the existing site contingent upon the District gaining full ownership, control, and exclusive use of the proposed site.

<b>District Information</b>	
District Name	Groton-Dunstable Regional School District
Elementary School(s)	Boutwell Early Childhood Center (PK) Florence Roche Elementary School (K-4) Swallow Union Elementary School (K-4)
Middle School(s)	Groton-Dunstable Regional Middle School (5-8)
High School(s)	Groton-Dunstable Regional High School (9-12)
Priority School Name	Florence Roche Elementary School
Type of School	Elementary School
Grades Served	K-4
Year Opened	1951
Existing Square Footage	69,468
Additions	1988 – addition 1996-2001 – addition of modular classrooms
Acreage of Site	11.8 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>– Mechanical systems</li> <li>– Electrical systems</li> <li>– Plumbing systems</li> <li>– Building envelope</li> <li>– Windows</li> <li>– Roof</li> <li>– Accessibility</li> </ul> In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.
Original Design Capacity	Unknown
2020-2021 Enrollment	515
Agreed Upon Enrollment	645
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 645 students serving grades K-4.
Total Project Budget – Debt Exclusion Anticipated	Yes

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	December 13, 2017
Invitation to Feasibility Study	December 12, 2018
Preferred Schematic Authorization	June 24, 2020
Project Scope & Budget Authorization	On February 11, 2021 Board agenda
Reimbursement Rate Before Incentives	49.74%
Incentive Points	1.65 – Maintenance 2.00 – Energy Efficiency – “Green Schools” <sup>1</sup>
Total Reimbursement Rate <sup>1</sup>	53.39%

<sup>1</sup>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.

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Leftfield, LLC
Designer	Studio G. 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 \$78,650,734, which includes an estimated construction cost of \$61,541,339 (\$560.21/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$48,390,097, which excludes legal fees, OPM fees in excess of 3.5% of construction costs, costs associated with move consultant services, designer fees in excess of 10% of construction costs, costs associated with construction costs for ineligible site work, ineligible costs associated with abatement of asbestos-containing floor materials, site costs in excess of 8% of the 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.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 645	District’s Proposed
Proposed Total Square Feet: 109,855	Project Budget
Project Budget <sup>1</sup>	\$74,938,794
Scope Exclusions/Ineligible Costs	-\$26,548,697
Estimated Basis of Total Facilities Grant	\$48,390,097
Reimbursement Rate	53.39%
Estimated Maximum Total Facilities Grant before Cost Recovery <sup>2</sup>	\$25,835,473
Cost Recovery	\$0
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$25,835,473
Potentially Eligible Owner’s and Construction Contingencies	\$1,250,286
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures	\$667,528

Total Project Budget	\$78,650,734
Maximum Total Facilities Grant <sup>3,4</sup>	\$26,503,001

<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 \$25,835,473; however, the District may be eligible for up to an additional \$667,528 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 \$26,503,001 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Florence Roche Elementary School with a new facility serving grades K-4 on the existing site contingent upon the District gaining full ownership, control, and exclusive use of the proposed site.