

District: Fall River
 School Name: Morton Middle School
 Recommended Category: Preferred Schematic and Project Scope and Budget
 Date: March 30, 2011

Recommendation:

That the Executive Director be authorized to approve the schematic design for the replacement of the Morton Middle School and to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the City of Fall River to construct a new Morton Middle School.

District Information	
District Name:	City of Fall River
Elementary Schools:	(10) - Viveiros ES - North End ES - Tansey ES - Watson ES - Doran ES - Borden ES - Letourneau ES - Greene ES - Fonseca ES - Frank Silvia ES
Middle Schools:	(3) - Talbot MS - Henry Lord MS - Kuss MS
High School:	(2) - B M C Durfee High - Resiliency Preparatory School
Priority School Name:	Morton Middle School
Type of School:	Middle School
Grades Served:	6, 7, 8
Year Opened:	1924
Total Square Footage:	107,000 sf
Additions:	Two modular units added in 1973
Acreage of Site:	1.27 acres
Building Issues:	The District has identified deficiencies in the following areas: - Envelope - Roof - No Sprinklers - Electrical - HVAC - ADA accessibility In addition to physical plant issues, the District reported inadequate science labs, insufficient technology infrastructure and inadequate spaces that limit delivery of their educational program.
Original Design Capacity:	Not available
2009-2010 Enrollment:	559
Agreed Upon Enrollment:	625
Enrollment Specifics:	A mutually agreed upon design enrollment of 625 students serving grades 6-8.

MSBA Board Votes	
Invitation to Feasibility Study:	June 3, 2009
Combined Preferred Schematic and Project Scope & Budget Authorization:	March 30, 2011

Consultants	
Owner's Project Manager:	Procurement in process. See below for more detail.
Designer:	Mount Vernon Group Architects

Discussion:

The existing James Madison Morton Middle School is a 107,000 square foot, four-story facility built in 1924 on a 1.27 acre site. The Morton Middle School was one of five educational facilities initially considered for replacement as part of the District's new school construction plan prior to the moratorium on public school construction projects. The facility was originally proposed to be a 170,000 square foot facility designed for 800 students. Due to District budgetary constraints, the proposed new Morton Middle School did not advance beyond the construction documents phase, and the District placed the project on hold.

Based on the Statement of Interest submitted in 2008, the MSBA invited the District to participate in a feasibility study on June 3, 2009. On May 10, 2010, the Fall River City Council unanimously voted to construct a new James Madison Morton Middle School based on the original 2002 design for 800 students. Subsequently, the Fall River City Council secured local funding for the proposed project.

In the summer of 2010, MSBA staff worked with the District to identify key items that needed to be addressed before the MSBA could consider the original design for funding, including procurement of the project team, establishment of a design enrollment, and review and approval of the District's special education program and proposed layout. The District proposed to continue providing OPM services utilizing the same City staff that had been working on the project and submitted an Owner's Employee Application to the MSBA. Upon review, the MSBA concluded that the applicant failed to demonstrate sufficient resources or understanding of MSBA procedures needed to perform the complete range of required OPM services. The District is currently procuring the services of an OPM firm to support the project in the final stages of updating the design in preparation for construction this summer. The MSBA also worked with the District to develop an enrollment projection based on more recent enrollment data. MSBA staff has continued to work with the District and the Designer to adjust the original design to accommodate the agreed upon design enrollment of 625 students and to better comply with current MSBA space guidelines. The District and its Designer also are updating the plans to comply with the current building code. MSBA staff have requested and received the documentation required to understand the proposed scope, schedule, and total project budget for an appropriate-sized facility that addresses the City's educational needs and better conforms to current MSBA guidelines.

MSBA staff have reviewed the documents provided by the District and have met with the District and its consultants to discuss scope and budget. The District has provided a total project budget of \$53,263,029, which includes an estimated construction cost of \$42,458,029. Based upon a construction cost of \$275 per square foot for an eligible building area of 130,600 gross square feet, plus the cost of eligible demolition and building abatement, the basis of the Total Facilities Grant would be \$47,814,757. This basis of the Total Facilities Grant excludes legal fees, ineligible administration fees associated with local permits and city staff time, ineligible designer fees, site related appraisal and recording fees, ineligible hazardous materials abatement costs, and site costs in excess of 8% of the building construction costs.

Morton Middle School 625 Students 130,600 square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget	\$53,263,029	\$47,814,757
Cost per square foot	\$408/SF	\$366/SF
Total Construction Budget	\$42,458,029	\$38,029,725
Cost per square foot*	\$325/SF	\$289/SF
Reimbursement Rate		80.00%
Maximum Total Facilities Grant		\$38,251,806

* Does not include Construction Contingency

MSBA staff recommends a maximum Total Facilities Grant of \$38,251,806 for the Project Scope and Budget Agreement and Project Funding Agreement for the Morton Middle School project.