

District: City of Newton
 School Name: A.E. Angier Elementary School
 Recommended Category: Project Scope and Budget
 Date: September 25, 2013

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 Newton to replace the existing A.E. Angier Elementary School with a new elementary school on the existing site.

District Information	
District Name	City of Newton
Early Childhood Center(s)	Newton Early Childhood Center (PK)
Elementary School(s)	15 (K-5)
Middle School(s)	Bigelow Middle School (6-8) Charles E. Brown Middle School (6-8) F.A. Day Middle School (6-8) Oak Hill Middle School (6-8)
High School(s)	Newton North High School (9-12) Newton South High School (9-12) Newton Central High School (9-12)
Priority School Name	A.E. Angier Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1919
Existing Square Footage	52,940
Additions	1936
Acreage of Site	1.98 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical, electrical, and plumbing systems - Roofing and building envelope - Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program and that there is existing and projected overcrowding.
Original Design Capacity	Unknown
2012-2013 Enrollment	408
Agreed Upon Enrollment	465
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 465 students serving grades K-5.

MSBA Board Votes	
Invitation to Feasibility Study	March 28, 2012
Preferred Schematic Authorization	April 3, 2013

Project Scope & Budget Authorization	On October 2, 2013 Board agenda
Reimbursement Rate Before Incentives	35.42%
Incentive Points	1.68 – Maintenance 1.00 – CM @ Risk (Received IG Approval on February 15, 2013) 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	40.10%

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 incentive points, the District will not qualify for these incentive points, and the MSBA will adjust the reimbursement rate and grant calculations accordingly.

Consultants	
Owner’s Project Manager	Joslin Lesser + Associates, Inc.
Designer	DiNisco Design Partnership

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 \$37,500,000 which includes an estimated construction cost of \$26,231,698 (\$350/sf). The basis of the Estimated Maximum Total Facilities Grant would be \$27,030,157, which excludes OPM fees in excess of 3.5% of construction cost and fees associated with ineligible site work, designer fees in excess of 10% of construction cost and fees associated with ineligible site work, costs associated with abatement of asbestos-containing floor materials, site costs in excess of 8% of total building cost, construction costs in excess of \$275/sf, costs associated with mailing and moving, site improvements associated with playground and retaining wall work, offsite traffic improvements, and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 465	
Total Square Feet: 74,960	
Project Budget ¹	District’s Proposed Project Budget \$35,828,316
Scope Exclusions/Ineligible Costs	\$8,798,159
Basis of Estimated Total Facilities Grant	\$27,030,157
Reimbursement Rate	40.10%
Estimated Maximum Total Facilities Grant ²	\$10,839,093
Potentially eligible owner’s and construction contingencies	\$1,671,684
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$670,345
Total Project Budget	\$37,500,000
Maximum Total Facilities Grant ³	\$11,509,438

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.

³ 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.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$10,839,093; however, the District may be eligible for up to an additional \$670,345 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 \$11,509,438 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing A.E. Angier Elementary School with a new elementary school on the existing site.