

District: Town of Maynard
 School Name: Green Meadow Elementary School
 Recommended Category: Project Scope and Budget
 Date: June 14, 2023

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 Maynard (the “District”) to replace the existing Green Meadow Elementary School on the existing site.

MSBA staff also recommends that the Executive Director be authorized to allow the District 152 days to appropriate funds, effectively extending the typical 120-day target date of October 19, 2023 to November 20, 2023.

District Information	
District Name	Town of Maynard
Elementary School(s)	Green Meadow Elementary School (PK-3)
Middle School(s)	Fowler Middle School (4-8)
High School(s)	Maynard High School (9-12)
Priority School Name	Green Meadow Elementary School
Type of School	Elementary School
Grades Served	PK-3
Year Opened	1955
Existing Square Footage	76,378
Additions	1974 and 1988
Acreage of Site	18.775 acres
Building Issues	<p>The District identified deficiencies in the following areas:</p> <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Plumbing systems - Envelope - Windows - Roof - Accessibility <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 overcrowding.</p>
Original Design Capacity	Unknown
2022-2023 Enrollment	419
Agreed Upon Enrollment	395
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 395 students for grades K-3, for a project that will serve grades PK-3.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 11, 2019
Invitation to Feasibility Study	February 11, 2021
Preferred Schematic Authorization	August 31, 2022
Project Scope & Budget Authorization	On June 21, 2023 Board agenda
Reimbursement Rate Before Incentives	55.63%
Incentive Points	1.13 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	58.76%

¹The 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.

Consultants	
Owner’s Project Manager (the “OPM”)	Colliers Project Leaders USA NE, LLC
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 \$83,600,000, which includes an estimated construction cost of \$66,900,000 (\$741/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$49,091,725, which excludes costs associated with the following: ineligible feasibility study and schematic designs costs; OPM and Designer fees beyond MSBA funding limits, costs associated with permitting, costs associated with other administrative costs, costs associated with abatement of asbestos-containing floor and ceiling tiles, construction costs beyond MSBA funding limits plus eligible demolitions and abatement, costs associated with mailing and moving, costs in excess of \$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 building area, and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 395	District’s Proposed
Proposed Total Square Feet: 90,300	Project Budget
Project Budget ¹	\$79,247,675
Scope Exclusions/Ineligible Costs	-\$30,155,950
Estimated Basis of Total Facilities Grant	\$49,091,725
Reimbursement Rate	58.76%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$28,846,298
Cost Recovery	-\$2,790
Estimated Maximum Total Facilities Grant ²	\$28,843,508
Potentially Eligible Owner’s and Construction Contingencies	\$1,003,500
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures	\$589,657

Total Project Budget	\$83,600,000
Maximum Total Facilities Grant ^{3,4}	\$29,433,165

¹Does not include Owner's or Construction Contingencies.

²Does 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.

⁴Maximum 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 \$28,843,508; however, the District may be eligible for up to an additional \$589,657 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 \$29,433,165 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Green Meadow Elementary School on the existing site.