

District: Hopkinton
 School Name: Center Elementary School
 Recommended Category: Project Scope and Budget
 Date: February 9, 2011

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 Hopkinton to replace the existing grade K-1 Center Elementary School with a new PreK-5 facility at the Fruit Street site.

District Info	
District Name:	Town of Hopkinton
Elementary Schools:	3 – (Center K-1, Elmwood 2-3, Hopkins 4-5)
Middle Schools:	1 – (Hopkinton Middle)
High Schools:	1 – (Hopkinton High)
Priority School Name:	Center Elementary School
Type of School:	Elementary
Grades Served:	Current K-1 Preferred Option PreK-5
Year Opened:	1928
Total Square Footage:	52,000
Additions:	1950, 1986
Acreage of Site:	11.7 but only 4.5 acres is useable for school development
Building Issues:	The existing school does not meet the enrollment needs and the aging facility does not support the District’s educational program. Deficiencies include: - The envelope systems and finishes are at the end of their useful life. - The Special Educational program shares one classroom with 5 educators, 3 assistants and 1 secretary. - The current facility has ADA / handicapped accessibility deficiencies. - The existing cafeteria floods in major rain storms and does not function as a multi-purpose room. - Any repairs or improvements affecting the exterior of the building will require Hopkinton Historical Commission approval due to the fact that the site falls within the Hopkinton Downtown Historical District.
Original Design Capacity:	Unknown
2009-2010 Enrollment:	473
Agreed Upon Enrollment:	District wide K-5: 1,485; K-5 Center 455; K-1 Center: 480
Enrollment Specifics	The District and the MSBA mutually agreed to a district-wide K-5 enrollment of 1,485 and also agreed to consider

	options that include grade reconfiguration of all existing elementary schools into neighborhood K-5 schools. The District's analysis demonstrated that the capacity of the Elmwood and Hopkins Elementary Schools as K-5 schools totals 945, therefore the remaining K-5 population to be served by the proposed Center Elementary School is 540 students, which includes an additional 95 students to address the lack of capacity at the Elmwood and Hopkins Elementary Schools.
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MSBA Votes	
Invitation to Feasibility Study:	November 28, 2007
Preferred Schematic Authorization:	July 28, 2010
Project Scope & Budget Authorization:	February 9, 2011

Consultants	
Owner's Project Manager:	Brian Main, Town Employee
Designer:	Design Partnership of Cambridge

Discussion

MSBA staff has reviewed the schematic drawings, specifications, and cost estimates 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 \$38,508,088, which includes an estimated construction cost of \$30,464,494. Based upon a construction cost of \$275 per square foot for the MSBA-approved building area of 92,820 gross square feet (excludes the additional area the District added to the project after approval of the preferred schematic), plus eligible demolition costs, the basis of the Total Facilities Grant would be \$33,296,852, which excludes costs associated with legal fees, local permits, site costs in excess of 8% of the building construction costs, and FF&E costs over the allowance of \$2,400 per student in the design enrollment.

The District is proposing the installation of a 50KW photovoltaic system as an alternate with an estimated budget of \$405,000. As the District does not intend to pursue this alternate unless it can be done within the existing budget, the estimated cost for this alternate is not included in the Total Project Budget. All costs associated with the proposed alternate, if utilized, are categorically ineligible for reimbursement by the MSBA and would be borne 100% by the District.

Project Scope & Budget Agreement		
Design Enrollment: 540 Total Gross Square Feet: 93,430	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$38,508,088	\$33,296,852
Project Cost per square foot:	\$412	\$356
Total Construction Budget:	\$30,464,494	\$25,646,258

Construction Cost per square foot:*	\$326	\$274
Reimbursement Rate:		43.70%
Conditional Reimbursement Rate with CM@Risk Approval:**		44.70%
Total Facilities Grant (based on 44.70%):		\$14,883,693

*Does not include Construction Contingency

** The Reimbursement rate of 43.70% for the project shall be subject to an increase of up to one (1) incentive reimbursement point for a total of 44.70%, if the District receives approval to utilize the Construction Manager at Risk construction delivery method.

MSBA staff recommends a maximum Total Facilities Grant of \$14,550,724 for the Project Scope and Budget Agreement and Project Funding Agreement for the new Center Elementary School and requests that the Board of Directors authorize an increase of the Total Maximum Facilities Grant to up to \$14,883,693 in the event that the District receives approval to utilize the Construction Manager at Risk construction delivery method for this project.