

District: City of New Bedford
 School Name: John Hannigan Elementary School
 Recommended Category: Project Scope and Budget
 Date: July 30, 2015

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 New Bedford to replace the existing John Hannigan Elementary School with a new PK-5 facility on the existing site, contingent upon the City obtaining full ownership, control, and use of the site.

District Information	
District Name	City of New Bedford
Elementary Schools	Renaissance Community School (PK-3) John Hannigan Elementary School (1-5) 9 (PK-5) 9 (K-5)
Middle Schools	Keith Middle School (6-8) Normandin Middle School (6-8) Roosevelt Middle School (6-8)
High School	New Bedford High School (9-12)
Priority School Name	John Hannigan Elementary School
Type of School	Elementary School
Grades Served	1-5
Year Opened	1921
Existing Square Footage	48,550
Additions	N/A
Acreeage of Site	1.5 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Structural integrity - Mechanical systems - Electrical systems - Plumbing systems - Envelope - Windows - Roof - 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 lacks educationally appropriate spaces. Due to safety concerns, the existing Hannigan building was closed in 2007.
Original Design Capacity	Unknown
2014-2015 Enrollment	225
Agreed Upon Enrollment	400
Enrollment Specifics	The City of New Bedford and MSBA have mutually agreed upon a design enrollment of 400 students for grades K-5, for a project that will serve grades PK-5.

MSBA Board Votes	
Invitation to Feasibility Study	July 29, 2009
Preferred Schematic Authorizations	March 25, 2015
Project Scope & Budget Authorization	On August 6, 2015 Board agenda
Reimbursement Rate Before Incentives	79.58%
Incentive Points	1.18 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	80.00%

¹ By statute, 80% is the maximum reimbursement rate. Here, the District reaches the maximum rate of 80% with the addition of the incentive reimbursement points for maintenance. The MSBA has provisionally included two (2) incentive points for energy efficiency, subject to the District meeting certain sustainability requirements for the project. However, if the District does not meet the requirements for the energy efficiency, the District will not qualify for these incentive points, its reimbursement rate of 80% will not be affected because the reimbursement rate is the maximum rate of 80% prior to the addition of the incentive points for energy efficiency.

Consultants	
Owner’s Project Manager	Daedalus Projects, Inc.
Designer	T2 Architecture, 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 \$36,747,197, which includes an estimated construction cost of \$29,792,732 (\$402/sf). The basis of the Estimated Maximum Total Facilities Grant would be \$28,035,300, which excludes Designer fees in excess of 10% of construction costs, ineligible costs associated with abatement of asbestos-containing floor materials, costs associated with land acquisition, site costs in excess of 8% of total building cost, costs associated with off-site work, construction costs in excess of \$299/sf plus eligible demolition and abatement costs, costs associated with mailing and moving, and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 400	District’s Proposed Project Budget
Total Square Feet: 74,056	
Project Budget ¹	\$35,554,970
Scope Exclusions/Ineligible Costs	\$7,519,670
Estimated Basis of Total Facilities Grant	\$28,035,300
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant ²	\$22,428,240
Potentially eligible owner’s and construction contingencies	\$372,927
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$298,342
Total Project Budget	\$36,747,197
Maximum Total Facilities Grant ³	\$22,726,582

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 \$22,428,240; however, the District may be eligible for up to an additional \$298,342 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 \$22,726,582 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing John Hannigan Elementary School with a new PK-5 facility on the existing site, contingent upon the City obtaining full ownership, control, and use of the site.