

District: Town of Northbridge
 School Name: W. Edward Balmer Elementary School
 Recommended Category: Project Scope and Budget
 Date: June 20, 2018

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 Northbridge to replace the existing W. Edward Balmer and the Northbridge Elementary Schools with a new facility that serves grades PK-5 on the existing site of the W. Edward Balmer Elementary School.

District Information	
District Name	Town of Northbridge
Elementary School(s)	Northbridge Elementary School (PK-1) W. Edward Balmer Elementary School (2-4)
Middle School(s)	Northbridge Middle School (5-8)
High School(s)	Northbridge High School (9-12)
Priority School Name	W. Edward Balmer Elementary School
Type of School	Elementary School
Grades Served	2-4
Year Opened	1968
Existing Square Footage	70,857
Additions	N/A
Acreage of Site	30 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical systems - Electrical 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 as well as existing and projected overcrowding.
Original Design Capacity	Unknown
2017-2018 Enrollment	505
Agreed Upon Enrollment	1,030 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,030 students serving grades K-5, for a project that will serve grades PK-5.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	January 27, 2016
Invitation to Feasibility Study	November 9, 2016
Preferred Schematic Authorization	February 14, 2018
Project Scope & Budget Authorization	On June 27, 2018 Board agenda

MSBA Board Votes	
Reimbursement Rate Before Incentives	59.21%
Incentive Points	1.57 – Maintenance 1.00 – CM @ Risk ¹ 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	63.78%

¹ Subject to the approval of the Office of the Inspector General for the District’s use of the Construction Manager at Risk construction delivery method for the Proposed Project and the District’s intention to actually use that construction delivery method for the Proposed Project, the MSBA has provisionally included one (1) incentive point. The MSBA also 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”)	Symmes Maini & McKee Associates, Inc.
Designer	Dore & Whittier Management Partners, LLC

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 \$100,968,194, which includes an estimated construction cost of \$79,492,662 (\$475/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$72,190,744, which excludes ineligible costs associated with legal fees, abatement of asbestos-containing floor materials, site costs in excess of 8% of total building cost, construction costs in excess of \$333/sq. ft. plus eligible demolition and abatement costs, costs associated with mailing and moving, costs in excess of the \$1,200 per student allowance for fixtures, furniture, and equipment, costs in excess of the \$1,200 per student allowance for technology, and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 1,030	District’s Proposed Project Budget
Proposed Total Square Feet: 167,352	
Project Budget ¹	\$95,403,708
Scope Exclusions/Ineligible Costs	\$23,212,964
Estimated Basis of Total Facilities Grant	\$72,190,744
Reimbursement Rate	63.78%
Estimated Maximum Total Facilities Grant ²	\$46,043,257
Potentially eligible owner’s and construction contingencies	\$2,384,780
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$1,521,013
Total Project Budget	\$100,968,194
Maximum Total Facilities Grant ³	\$47,564,270

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 \$46,043,257; however, the District may be eligible for up to an additional \$1,521,013 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 \$47,564,270 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing W. Edward Balmer and the Northbridge Elementary Schools with a new facility that serves grades PK-5 on the existing site of the W. Edward Balmer Elementary School.