

District: Acton-Boxborough Regional School District
 School Name: C.T. Douglas Elementary School
 Recommended Category: Project Scope and Budget
 Date: October 23, 2019

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Acton-Boxborough Regional School District (the “District”) to replace the existing C.T. Douglas Elementary School and the Paul P. Gates Elementary School with a single building on the existing Paul P. Gates Elementary School site.

District Information	
District Name	Acton-Boxborough Regional School District
Elementary School(s)	Carol Huebner Early Childhood Program (PK) Blanchard Memorial Elementary School (K-6) C.T. Douglas Elementary School (K-6) Luther Conant Elementary School (K-6) McCarthy-Towne Elementary School (K-6) Merriam Elementary School (K-6) Paul P. Gates Elementary School (K-6)
Middle School(s)	Raymond J. Grey Junior High (7-8)
High School(s)	Acton-Boxborough Regional High (9-12)
Priority School Name	C.T. Douglas Elementary School
Type of School	Elementary School
Grades Served	K-6
Year Opened	1967
Existing Square Footage	48,324
Additions	Modular classroom buildings added in 2001 and 2010
Acreage of Site	31.55 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 – 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. Additionally, the building currently does not have an operable fire protection system.
Original Design Capacity	Unknown
2018-2019 Enrollment	405
Agreed Upon Enrollment	990

District Information	
Enrollment Specifics	The Acton-Boxborough Regional School District and the MSBA have mutually agreed upon a design enrollment of 990 students for grades K-6, for a project that will serve grades PK-6.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	February 15, 2017
Invitation to Feasibility Study	February 14, 2018
Preferred Schematic Authorization	June 26, 2019
Project Scope & Budget Authorization	On October 30, 2019 Board agenda
Reimbursement Rate Before Incentives	45.95%
Incentive Points	1.75 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	49.70%

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, 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”)	Skanska USA Building Inc.
Designer	Arrowstreet 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 \$117,328,519, which includes an estimated construction cost of \$95,255,831 (\$545/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$74,074,880, which excludes legal fees, Designer and OPM fees associated with ineligible gymnasium space, demolition and abatement of the existing C.T. Douglas School, ineligible costs associated with abatement of asbestos-containing ceiling and floor materials at the Douglas and Gates Schools, site costs in excess of 8% of total building cost, construction costs in excess of \$333/sq. ft. plus eligible demolition and abatement, costs associated with swing space, 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 construction contingency costs.

Costs associated with the commissioning of ineligible square footage will result in the recovery of a portion of the overall commissioning cost. The MSBA has calculated this recovery of funds to be \$3,727 and this amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

Additionally, demolition of the existing C.T. Douglas Elementary School will result in the MSBA recovering a portion of state funds previously paid to the District for the C.T. Douglas Elementary School Green Repair Project #201000020020G completed in August 2010. The MSBA has

calculated this recovery of funds to be \$82,664 and this amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 990	District's Proposed
Proposed Total Square Feet: 174,759	Project Budget
Project Budget ¹	\$113,304,033
Scope Exclusions/Ineligible Costs	-\$39,229,153
Estimated Basis of Total Facilities Grant	\$74,074,880
Reimbursement Rate	49.70%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$36,815,215
Project Scope and Budget Agreement	
Cost Recovery	-\$86,391
Estimated Maximum Total Facilities Grant ²	\$36,728,824
Potentially Eligible Owner's and Construction Contingencies	\$2,595,648
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$1,290,037
Total Project Budget	\$117,328,519
Maximum Total Facilities Grant ^{3,4}	\$38,018,861

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 \$36,728,824; however, the District may be eligible for up to an additional \$1,290,037 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 \$38,018,861 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing C.T. Douglas and Paul P. Gates Elementary Schools on the existing Paul P. Gates Elementary School site.