

District: Town of Easton  
 School Name: Center 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 Town of Easton (the “District”) to replace the existing Center Elementary School, Moreau Hall Elementary School, and Parkview Elementary School with a new district-wide grades PK-2 facility on the site of the existing Parkview Elementary School.

<b>District Information</b>	
District Name	Town of Easton
Elementary School(s)	Center Elementary School (PK-2) Moreau Hall Elementary School (PK-2) Parkview Elementary School (PK-2) Richardson-Olmsted School (3-5)
Middle School(s)	Easton Middle School (6-8)
High School(s)	Oliver Ames High School (9-12)
Priority School Name	Center Elementary School
Type of School	Elementary School
Grades Served	PK-2
Year Opened	1954
Existing Square Footage	36,500
Additions	1965 Addition
Acreage of Site	12 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>– Mechanical systems</li> <li>– Plumbing systems</li> <li>– Envelope</li> <li>– Windows</li> <li>– Roof</li> <li>– Accessibility</li> </ul> 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
2018-2019 Enrollment	255
Agreed Upon Enrollment	760
Enrollment Specifics	The Town and MSBA have mutually agreed upon a design enrollment of 760 students for grades K-2, which consolidates the enrollments of the Center, Moreau Hall and Parkview Elementary Schools for a project that will serve grades PK-2.
Total Project Budget – Debt Exclusion Anticipated	Yes

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	February 15, 2017
Invitation to Feasibility Study	December 13, 2017
Preferred Schematic Authorization	June 26, 2019
Project Scope & Budget Authorization	On October 30, 2019 Board agenda
Reimbursement Rate Before Incentives	52.26%
Incentive Points	1.67 – Maintenance 2.00 – Energy Efficiency – “Green Schools” <sup>1</sup>
Total Reimbursement Rate <sup>1</sup>	55.93%

<sup>1</sup> 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.

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	PMA Consultants, LLC
Designer	Perkins Eastman

## 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 \$94,839,543, which includes an estimated construction cost of \$74,886,581 (\$504.55/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$61,933,167, which excludes legal fees, costs associated with abatement of asbestos-containing floor materials, ineligible costs associated with the removal of an underground storage tank, site costs in excess of 8% of total building cost, construction costs associated with ineligible Community Room and Central Administration spaces, construction costs in excess of \$333/sq. ft. plus eligible demolition and abatement, costs associated with mailing and moving, costs in excess of the \$1,200 per student allowance for furnishings, fittings and equipment, costs in excess of the \$1,200 per student allowance for technology, and owner’s and construction contingency costs.

Additionally, the anticipated relocation of current students from the Moreau Hall Elementary School to the new facility will result in the MSBA recovering a portion of state funds previously paid to the District for the roof repair project at Moreau Hall Elementary School (MSBA ID# 201300880020), which was completed in 2014. The MSBA has calculated this recovery of funds to be \$232,668. Also, 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 \$5,692. Both cost recovery amounts have been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 760	District’s Proposed
Proposed Total Square Feet: 148,422	Project Budget
Project Budget <sup>1</sup>	\$88,935,043
Scope Exclusions/Ineligible Costs	-\$27,001,876
Estimated Basis of Total Facilities Grant	\$61,933,167

Reimbursement Rate	55.93%
Estimated Maximum Total Facilities Grant before Cost Recovery <sup>2</sup>	\$34,639,220
Cost Recovery	-\$238,360
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$34,400,860
Potentially Eligible Owner's and Construction Contingencies	\$2,909,037
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$1,627,024
Total Project Budget	\$94,839,543
Maximum Total Facilities Grant <sup>3,4</sup>	\$36,027,884

<sup>1</sup>Does not include Owner's or Construction Contingencies.

<sup>2</sup>Does not include any grant funds for potentially eligible Owner's or Construction Contingency Expenditures; subject to MSBA review and audit.

<sup>3</sup>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.

<sup>4</sup>Maximum Total Facilities Grant will be allocated in part to the current Grant Cap, and in part to future available Grant Cap space.

The District presented an update of the proposed project to the MSBA Facilities Assessment Subcommittee ("FAS") on October 2, 2019. At that meeting, members of the FAS discussed the following topics: tuition-based Kindergarten programming; material selection of exterior learning and play spaces to accommodate users with different mobility needs; the need to budget for maintenance costs associated with exterior learning and play spaces; the number of toilets provided for grades 1 and 2; the proposed ramp landing in relationship to the Media Center; the location and scale of the cafeteria servery; the concept of universal design; and the impact that the proposed main ramp has or will have on school schedule, transition times, safety, and student experience.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$34,400,860; however, the District may be eligible for up to an additional \$1,627,024 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 \$36,027,884 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Center Elementary School, Moreau Hall Elementary School, and Parkview Elementary School with a new district-wide grades PK-2 facility on the site of the existing Parkview Elementary School.