

District: Town of Westborough
 School Name: Annie E. Fales Elementary School
 Recommended Category: Project Scope and Budget
 Date: February 6, 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 Westborough (the “District”) to replace the existing Annie E. Fales Elementary School with a new grades K-3 facility on the existing site.

District Information	
District Name	Town of Westborough
Elementary School(s)	Elsie A. Hastings Elementary School (PK-3) Annie E. Fales Elementary School (K-3) J. Harding Armstrong Elementary School (K-3) Mill Pond School (4-6)
Middle School(s)	Sarah W. Gibbons Middle School (7-8)
High School(s)	Westborough High School (9-12)
Priority School Name	Annie E. Fales Elementary School
Type of School	Elementary School
Grades Served	K-3
Year Opened	1963
Existing Square Footage	50,675
Additions	7,000 square foot addition in 1995
Acreage of Site	14.5 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – 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 as well as existing and projected overcrowding.
Original Design Capacity	Unknown
2017-2018 Enrollment	338
Agreed Upon Enrollment	400
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 400 students serving grades K-3.
Total Project Budget – Debt Exclusion Anticipated	No

MSBA Board Votes	
Invitation to Eligibility Period	February 15, 2017
Invitation to Feasibility Study	October 25, 2017
Preferred Schematic Authorization	October 31, 2018
Project Scope & Budget Authorization	On February 13, 2019 Board agenda
Reimbursement Rate Before Incentives	44.48%
Incentive Points	1.84 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	48.32%

¹The 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”)	The Vertex Companies, Inc.
Designer	HMFH Architects, 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 \$56,883,079, which includes an estimated construction cost of \$45,627,177 (\$650/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$32,621,439, which excludes: legal fees; site costs in excess of 8% of total building cost; costs associated with ineligible square footage in the ‘Dining and Food Service’ and ‘Medical’ categories; construction costs in excess of \$333/sq. ft.; 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: 400	District’s Proposed Project Budget
Proposed Total Square Feet: 70,242	
Project Budget ¹	\$54,145,448
Scope Exclusions/Ineligible Costs	-\$21,524,009
Estimated Basis of Total Facilities Grant	\$32,621,439
Reimbursement Rate	48.32%
Estimated Maximum Total Facilities Grant ²	\$15,762,679
Potentially Eligible Owner’s and Construction Contingencies	\$912,544
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures	\$440,941
Total Project Budget	\$56,883,079
Maximum Total Facilities Grant ^{3,4}	\$16,203,620

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.

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.*

⁴*Maximum 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 \$15,762,679; however, the District may be eligible for up to an additional \$440,941 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 \$16,203,620 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Annie E. Fales Elementary School with a new grades K-3 facility on the existing site.