

District: Town of West Springfield  
 School Name: Philip G. Coburn School  
 Recommended Category: Project Scope and Budget  
 Date: August 21, 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 West Springfield (the “District”) to replace the existing Philip G. Coburn Elementary School with a new grades PK-5 facility on the existing site, contingent upon the District gaining full ownership, control, and exclusive use of the proposed site.

<b>District Information</b>	
District Name	Town of West Springfield
Elementary School(s)	John Ashley School (Kindergarten) John R. Fausey Elementary School (1-5) Memorial Elementary School (1-5) Mittineague Elementary School (1-5) Philip G. Coburn Elementary School (K-5) Tatham Elementary School (1-5)
Middle School(s)	West Springfield Middle School (6-8)
High School(s)	West Springfield High School (9-12)
Priority School Name	Philip G. Coburn Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1926
Existing Square Footage	70,904
Additions	Roof replacement in 2003, two steam boilers installed in 2004, and new windows installed in 2011
Acreage of Site	5.5 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Plumbing systems 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 overcrowding.
Original Design Capacity	Unknown
2018-2019 Enrollment	516
Agreed Upon Enrollment	585
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 585 students for a project that will serve grades PK-5.
Total Project Budget – Debt Exclusion Anticipated	Yes

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	July 20, 2016
Invitation to Feasibility Study	May 12, 2017
Preferred Schematic Authorization	October 31, 2018
Project Scope & Budget Authorization	On August 28, 2019 Board agenda
Reimbursement Rate Before Incentives	76.84%
Incentive Points	1.31 – Maintenance 2.00 – Energy Efficiency – “Green Schools” <sup>1</sup>
Total Reimbursement Rate <sup>1, 2</sup>	80.00% <sup>2</sup>

<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.

<sup>2</sup>By statute, 80.00% is the Town's maximum reimbursement rate. Here, the Town's base reimbursement rate is 76.84% before applying any incentive points. However, the inclusion of Maintenance incentives and provisional incentives for Green Schools results in a maximum reimbursement rate of 80.00%.

<b>Consultants</b>	
Owner's Project Manager (the “OPM”)	NV5
Designer	TSKP Studio, 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 \$69,036,380, which includes an estimated construction cost of \$54,733,011 (\$457/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$49,050,801, which excludes: costs involved with the site acquisition of four residential and two commercial properties; 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 abatement of asbestos-containing floor materials; OPM and Designer fees associated with ineligible health and physical education space; construction costs associated with ineligible area in the Special Education, Health & Physical Education, Administration & Guidance, and Custodial & Maintenance categories; 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; construction contingency costs; costs associated with the commissioning of ineligible square footage; and other ineligible costs.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 585	District's Proposed
Proposed Total Square Feet: 119,800	Project Budget
Project Budget <sup>1</sup>	\$65,752,399
Scope Exclusions/Ineligible Costs	-\$16,701,598
Estimated Basis of Total Facilities Grant	\$49,050,801
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant before Cost Recovery <sup>2</sup>	\$39,240,641
Cost Recovery	-\$5,462
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$39,235,179

Potentially Eligible Owner's and Construction Contingencies	\$1,094,660
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$875,728
Total Project Budget	\$69,036,380
Maximum Total Facilities Grant <sup>3,4</sup>	\$40,110,907

<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.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$39,240,641; however, the District may be eligible for up to an additional \$875,728 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 \$40,110,907 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Philip G. Coburn School with a new grades PK-5 facility on the existing site, contingent upon the District gaining full ownership, control, and exclusive use of the proposed site.