

District: Town of Leicester
 School Name: Leicester Middle School
 Recommended Category: Project Scope and Budget
 Date: April 8, 2020

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 Leicester (the “District”) to replace the existing Leicester Primary School, Leicester Memorial Elementary School, and Leicester Middle School with a new PK-8 school facility on the existing Leicester Middle School site.

The District requests an extension of up to 102 days beyond the 120-day deadline, to November 23, 2020, to allow sufficient time for the District to schedule the local vote. The District has requested the extension due to the current health crisis.

District Information	
District Name	Town of Leicester
Elementary School(s)	Leicester Primary School (PK-2) Leicester Memorial Elementary (3-5)
Middle School(s)	Leicester Middle School (6-8)
High School(s)	Leicester High School (9-12)
Priority School Name	Leicester Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1961
Existing Square Footage	72,643
Additions	1976 – Addition 1996 – Renovation
Acreage of Site	43 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Mechanical systems – Electrical systems – Building envelope – Building interior (finishes) – Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program and identified existing and projected overcrowding. Each of the above-mentioned deficiencies were also identified at Leicester Primary School and Leicester Memorial School.
Original Design Capacity	450
2019-2020 Enrollment	466
Agreed Upon Enrollment	930
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 930 students for grades K-8, for a project that will serve grades PK-8.

District Information	
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	February 15, 2017
Invitation to Feasibility Study	December 13, 2017
Preferred Schematic Authorization	August 28, 2019
Project Scope & Budget Authorization	On April 15, 2020 Board agenda
Reimbursement Rate Before Incentives	61.32%
Incentive Points	1.72 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	65.04%

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”)	NV5 Consultants, Inc.
Designer	Finegold Alexander 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 \$90,404,734 which includes an estimated construction cost of \$72,168,228 (\$473/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$63,494,493 which excludes OPM and Designer fees associated with ineligible site costs and Health and Physical Education spaces, ineligible costs associated with 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 in excess of the \$1,200 per student allowance for fixtures, furniture, and equipment, and owner’s and construction contingency costs.

Additionally, the proposed demolition of the existing facility and consolidation of three existing school facilities will result in the MSBA recovering a portion of state funds previously paid to the District for the Green Repair project at the Leicester Middle School (MSBA ID #201101510015G) which was completed in November 2011; the Green Repair project at the Leicester Primary School (MSBA ID #201101510005G) which was completed in November 2011; and the Core Program project at the Leicester Memorial School (MSBA ID #200801510010) which was completed in September 2008. The MSBA has calculated this recovery of funds to be \$270,371. 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 commissioning-related funds to be \$3,654. Both cost recovery amounts have been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 930 Proposed Total Square Feet: 152,464	District's Proposed Project Budget
Project Budget ¹	\$85,543,050
Scope Exclusions/Ineligible Costs	\$22,048,557
Estimated Basis of Total Facilities Grant	\$63,494,493
Reimbursement Rate	65.04%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$41,296,818
Cost Recovery	- \$274,025
Estimated Maximum Total Facilities Grant ²	\$41,022,793
Potentially Eligible Owner's and Construction Contingencies	\$1,406,213
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$914,601
Total Project Budget	\$91,404,734
Maximum Total Facilities Grant ^{3,4}	\$41,937,394

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 \$41,022,793; however, the District may be eligible for up to an additional \$914,601 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 \$41,937,394 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Leicester Primary School, Leicester Memorial Elementary School, and Leicester Middle School with a new PK-8 school facility on the existing Leicester Middle School site.