

District: City of Westfield
 School Name: Franklin Avenue Elementary School
 Recommended Category: Project Scope and Budget
 Date: October 20, 2021

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the City of Westfield (the “District”) to replace the existing Franklin Avenue Elementary School and the existing Abner Gibbs Elementary School with a new facility serving grades PK-4 on the site of the existing Franklin Avenue Elementary School.

District Information	
District Name	City of Westfield
Elementary School(s)	Fort Meadow Early Childhood Center (PK) Abner Gibbs Elementary School (K-4) Franklin Avenue Elementary School (K-4) Highland Elementary School (K-4) Munger Hill Elementary School (K-4) Paper Mill Elementary School (K-4) Southampton Road School (K-4)
Middle School(s)	Westfield Intermediate School (5-6) Westfield Middle School (7-8)
High School(s)	Westfield Technical Academy (9-12) Westfield High School (9-12)
Priority School Name	Franklin Avenue Elementary School
Type of School	Elementary School
Grades Served	K-4
Year Opened	1953
Existing Square Footage	33,804
Additions	Window Replacement – 1992 Roof Replacement – 2012
Acreage of Site	6 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 – Accessibility
Original Design Capacity	300
2020-2021 Enrollment	191
Agreed Upon Enrollment	395
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 395 students for grades K-4, for a project that will serve grades PK-4.
Total Project Budget – Debt Exclusion Anticipated	No

District Information	
MSBA Board Votes	
Invitation to Eligibility Period	December 12, 2018
Invitation to Feasibility Study	December 11, 2019
Preferred Schematic Authorization	June 23, 2021
Project Scope & Budget Authorization	On October 27, 2021 Board agenda
Reimbursement Rate Before Incentives	73.28%
Incentive Points	1.72 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	77.00%

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”)	P3
Designer	Caolo & Bieniek Associates, 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 \$62,159,139, which includes an estimated construction cost of \$50,430,464 (\$570/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$39,695,628, which excludes Designer fees in excess of MSBA funding limits, costs associated with abatement of asbestos-containing flooring materials, site costs in excess of 8% of total building cost, construction costs in excess of \$360/sq. ft. plus eligible demolition and abatement, costs associated with mailing and moving, costs in excess of the \$1,200 per student allowance for fixtures, furniture, and equipment, costs associated with the commissioning of ineligible square footage, and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 395	District’s Proposed Project Budget
Proposed Total Square Feet: 88,495	
Project Budget ¹	\$59,385,464
Scope Exclusions/Ineligible Costs	-\$19,689,836
Estimated Basis of Total Facilities Grant	\$39,695,628
Reimbursement Rate	77.00%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$30,565,634
Cost Recovery	-\$2,847
Estimated Maximum Total Facilities Grant ²	\$30,562,787
Potentially Eligible Owner’s and Construction Contingencies	\$756,457
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures	\$582,472
Total Project Budget	\$62,159,139

Maximum Total Facilities Grant ^{3,4}	\$31,145,259
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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 \$30,562,787; however, the District may be eligible for up to an additional \$582,472 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 \$31,145,259 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Franklin Avenue Elementary School and the existing Abner Gibbs Elementary School with a new facility serving grades PK-4 on the site of the existing Franklin Avenue Elementary School.