

District: Town of Walpole
 School Name: Bird Middle School
 Recommended Category: Project Scope and Budget
 Date: August 18, 2021

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 Walpole (the “District”) to replace the existing Bird Middle School and Eleanor Johnson Middle School with a new facility serving students in grades 6-8 (district-wide) on the existing Bird Middle School site.

District Information	
District Name	Town of Walpole
Elementary School(s)	Boyden Elementary School (K-5) Daniel Feeney Preschool Center (PK) Elm Street School (K-5) Fisher Elementary School (K-5) Old Post Road Elementary School (K-5)
Middle School(s)	Bird Middle School (6-8) Eleanor Johnson Middle School (6-8)
High School(s)	Walpole High School (9-12)
Priority School Name	Bird Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1961
Existing Square Footage	88,500
Additions	Roof replacement, elevator installation
Acreage of Site	13.9 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 - 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
2020-2021 Enrollment	397
Agreed Upon Enrollment	Study Enrollment includes the following configuration: <ul style="list-style-type: none"> - 450 students in grades 6-8 - 905 students in grades 6-8
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 905 students serving grades 6-8.

District Information	
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 12, 2018
Invitation to Feasibility Study	October 30, 2019
Preferred Schematic Authorization	April 14, 2021
Project Scope & Budget Authorization	On August 25, 2021 Board agenda
Reimbursement Rate Before Incentives	48.68%
Incentive Points	1.54 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	52.22%

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”)	Compass Project Management, Inc.
Designer	Tappe 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 \$115,768,814, which includes an estimated construction cost of \$92,599,826 (\$571/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$71,462,793, which excludes ineligible Feasibility Study Agreement costs, legal fees, OPM and Designer fees in excess of MSBA funding limits, costs associated with abatement of asbestos-containing floor 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 in excess of the \$1,200 per student allowance for technology, costs associated with the commissioning of ineligible square footage, and owner’s and construction contingency costs.

Additionally, the proposed demolition of the Bird Middle School will result in the MSBA recovering a portion of state funds previously paid to the District for the Roof Replacement project at the existing facility completed in September 2010. The MSBA has calculated this recovery of funds to be \$58,096 and this amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant. An additional \$10,828 has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant for costs associated with the commissioning of ineligible square footage.

Project Scope and Budget Agreement	
Enrollment: 905	District’s Proposed Project Budget
Proposed Total Square Feet: 162,193	
Project Budget ¹	\$109,286,826
Scope Exclusions/Ineligible Costs	-\$37,824,033

Estimated Basis of Total Facilities Grant	\$71,462,793
Reimbursement Rate	52.22%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$37,317,871
Cost Recovery	-\$68,924
Estimated Maximum Total Facilities Grant ²	\$37,248,947
Potentially Eligible Owner's and Construction Contingencies	\$1,388,997
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$725,334
Total Project Budget	\$115,768,814
Maximum Total Facilities Grant ^{3,4}	\$37,974,281

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 \$37,248,947; however, the District may be eligible for up to an additional \$725,334 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 \$37,974,281 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Bird Middle School and Eleanor Johnson Middle School with a new facility serving students in grades 6-8 (district-wide) on the existing Bird Middle School site.