

District: Town of Wellesley  
 School Name: John D. Hardy Elementary School  
 (formerly known as the Ernest F. Upham Elementary 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 Wellesley (the “District”) to consolidate and replace the existing Ernest F. Upham Elementary School and the existing John D. Hardy Elementary School with a new facility serving students in grades K-5 on the existing John D. Hardy Elementary School site.

| <b>District Information</b> |  |
|-----------------------------|--|
| District Name               | Town of Wellesley  |
| Elementary School(s)        | Ernest F. Upham Elementary School (K-5)<br>Hunnewell Elementary School (K-5)<br>John D. Hardy Elementary School (K-5)<br>Joseph E. Fiske Elementary School (PK-5)<br>Katharine Lee Bates Elementary School (K-5)<br>Schofield Elementary School (K-5)<br>Sprague Elementary School (K-5)   |
| Middle School(s)            | Wellesley Middle School (6-8)  |
| High School(s)              | Wellesley High School (9-12)   |
| Priority School Name        | Ernest F. Upham Elementary School  |
| Type of School              | Elementary School  |
| Grades Served               | K-5  |
| Year Opened                 | 1957   |
| Existing Square Footage     | 36,481   |
| Additions                   | 1967 addition; modular units in 1993; roof/boilers replaced in 2009  |
| Acreage of Site             | 12 acres   |
| Building Issues             | The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>– Structural integrity</li> <li>– Mechanical systems</li> <li>– Electrical systems</li> <li>– Plumbing systems</li> <li>– Envelope</li> <li>– Windows</li> <li>– Roof</li> <li>– Accessibility</li> </ul> In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program. |
| Original Design Capacity    | Unknown  |
| 2020-2021 Enrollment        | 158  |
| Agreed Upon Enrollment      | 365  |

| <b>District Information</b>                       |   |
|---|---|
| Enrollment Specifics                              | The District and MSBA have mutually agreed upon a design enrollment of 365 students serving grades K-5. |
| Total Project Budget – Debt Exclusion Anticipated | Yes   |

| <b>MSBA Board Votes</b>               |   |
|---------------------------------------|---|
| Invitation to Eligibility Period      | December 13, 2017   |
| Invitation to Feasibility Study       | October 31, 2018  |
| Preferred Schematic Authorization     | December 16, 2020   |
| Project Scope & Budget Authorization  | On August 25, 2021 Board agenda   |
| Reimbursement Rate Before Incentives  | 31.00%  |
| Incentive Points                      | 1.90 – Maintenance<br>2.00 – Energy Efficiency – “Green Schools” <sup>1</sup> |
| Total Reimbursement Rate <sup>1</sup> | 34.90%  |

<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.

| <b>Consultants</b>                  |                                       |
|-------------------------------------|---------------------------------------|
| Owner’s Project Manager (the “OPM”) | Compass Project Management, Inc.      |
| Designer                            | Symmes Maini & McKee 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 \$72,500,000, which includes an estimated construction cost of \$55,569,898 (\$703/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$37,891,557, which excludes legal fees, OPM and Designer fees in excess of MSBA funding limits, costs associated with permitting, costs associated with site acquisition recording fees, 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 alternates for future off-site improvements included in the base cost, 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.

| <b>Project Scope and Budget Agreement</b>                                  |                                    |
|--|------------------------------------|
| Enrollment: 365  | District’s Proposed Project Budget |
| Proposed Total Square Feet: 80,039   |                                    |
| Project Budget <sup>1</sup>  | \$68,861,942                       |
| Scope Exclusions/Ineligible Costs  | -\$30,970,385                      |
| Estimated Basis of Total Facilities Grant                                  | \$37,891,557                       |
| Reimbursement Rate   | 34.90%                             |
| Estimated Maximum Total Facilities Grant before Cost Recovery <sup>2</sup> | \$13,224,153                       |

|   |              |
|---|--------------|
| Cost Recovery   | -\$6,533     |
| Estimated Maximum Total Facilities Grant <sup>2</sup>   | \$13,217,621 |
|   |              |
| Potentially Eligible Owner's and Construction Contingencies                                     | \$833,548    |
| Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures | \$290,908    |
|   |              |
| Total Project Budget  | \$72,500,000 |
| Maximum Total Facilities Grant <sup>3,4</sup>   | \$13,508,529 |

<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 \$13,217,621; however, the District may be eligible for up to an additional \$290,908 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 \$13,508,529 for the Project Scope and Budget Agreement and Project Funding Agreement to consolidate and replace the existing Ernest F. Upham Elementary School and the existing John D. Hardy Elementary School with a new facility serving students in grades K-5 on the existing John D. Hardy Elementary School site.