

District: Town of Winchester
 School Name: Lynch Elementary School
 Recommended Category: Project Scope and Budget
 Date: October 19, 2022

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 Winchester (the “District”) to replace the existing Lynch Elementary School with a new facility serving students in Pre-kindergarten through grade 5 on the expanded existing site.

District Information	
District Name	Town of Winchester
Elementary School(s)	Ambrose Elementary School (K-5) Lincoln Elementary School (K-5) Lynch Elementary School (PK-5) Muraco Elementary School (K-5) Vinson-Owen Elementary School (PK-5)
Middle School(s)	McCall Middle School (6-8)
High School(s)	Winchester High School (9-12)
Priority School Name	Lynch Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1961
Existing Square Footage	83,300
Additions	N/A
Acreage of Site	21.95 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Mechanical systems – Electrical systems – Plumbing systems – Building Envelope – Windows – Roof 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
2021-2022 Enrollment	506
Agreed Upon Enrollment	520
Enrollment Specifics	The Town and MSBA have mutually agreed upon a design enrollment of 520 students for grades K-5, for a project that will serve grades PK-5.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 11, 2019
Invitation to Feasibility Study	February 11, 2021
Preferred Schematic Authorization	April 27, 2022
Project Scope & Budget Authorization	On October 26, 2022 Board agenda
Reimbursement Rate Before Incentives	32.47%
Incentive Points	1.74 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	36.21%

¹The 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”)	Hill International Company
Designer	Tappé 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 \$94,525,933, which includes an estimated construction cost of \$67,674,862 (\$654/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$47,592,009, which excludes legal fees, scope excluded OPM and Designer fees associated with ineligible gymnasium square footage, OPM and Designer fees in excess of MSBA funding limits, Designer fees associated with the development of plans and specifications to make alterations to the Parkhurst School in preparation for its use as temporary educational swing space, 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 swing space, 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, and owner’s and construction contingency costs.

Additionally, the proposed demolition of the existing Lynch Elementary School will result in the MSBA recovering a portion of state funds previously paid to the District for the 201103440020G roof replacement project at the existing facility completed in October 2011. The MSBA has calculated this recovery of funds to be \$170,436 and this amount has been deducted from the Estimated Maximum Total Facilities Grant. An additional \$3,078 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: 520	District’s Proposed
Proposed Total Square Feet: 103,523	Project Budget
Project Budget ¹	\$87,087,898
Scope Exclusions/Ineligible Costs	-\$39,495,889
Estimated Basis of Total Facilities Grant	\$47,592,009

Reimbursement Rate	36.21%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$17,233,066
Cost Recovery	-\$173,514
Estimated Maximum Total Facilities Grant ²	\$17,059,552
Potentially Eligible Owner's and Construction Contingencies	\$1,015,123
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$367,576
Total Project Budget	\$94,525,933
Maximum Total Facilities Grant ^{3,4}	\$17,427,128

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 \$17,059,552; however, the District may be eligible for up to an additional \$367,576 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 \$17,427,128 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Lynch Elementary School with a new facility serving students in Pre-kindergarten through grade 5 on the expanded existing site.