

District: Town of Amherst
 School Name: Fort River Elementary School
 Recommended Category: Project Scope and Budget
 Date: April 19, 2023

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 Amherst (the “District”) to consolidate the student population of the existing Fort River Elementary School and the Wildwood Elementary School and construct a new facility serving grades K-5 on the site of the existing Fort River Elementary School. As a component of this proposed consolidation, the District has voted and approved to relocate the District’s 6th grade student population to the Amherst-Pelham Middle School.

District Information	
District Name	Town of Amherst
Elementary School(s)	Crocker Farm Elementary School (District-wide PK-6) Fort River Elementary School (K-6) Wildwood Elementary School (K-6)
Middle School(s)	N/A
High School(s)	N/A
Priority School Name	Fort River Elementary School
Type of School	Elementary School
Grades Served	K-6
Year Opened	1973
Existing Square Footage	81,360
Additions	N/A
Acreage of Site	31.5 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 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
2022-2023 Enrollment	379
Agreed Upon Enrollment	575
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 575 students in grades K-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	August 31, 2022
Project Scope & Budget Authorization	On the April 26, 2023 Board agenda
Reimbursement Rate Before Incentives	64.05%
Incentive Points	1.61 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	67.66%

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”)	Anser Advisory
Designer	DiNisco Design, 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 \$99,222,297, which includes an estimated construction cost of \$81,337,167 (\$769/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$58,587,822, which excludes costs associated with the following: feasibility study and schematic design costs as a result of previous state funding associated with MSBA’s participation in the District’s 2013-16 Feasibility Study, OPM and Designer fees in excess of MSBA funding limits, construction costs beyond MSBA funding limits 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, and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 575	District’s Proposed
Proposed Total Square Feet: 105,750	Project Budget
Project Budget ¹	\$94,342,067
Scope Exclusions/Ineligible Costs	-\$35,754,245
Estimated Basis of Total Facilities Grant	\$58,587,822
Reimbursement Rate	67.66%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$39,640,520
Cost Recovery	\$0
Estimated Maximum Total Facilities Grant ²	\$39,640,520
Potentially Eligible Owner’s and Construction Contingencies	\$1,220,058
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures	\$825,491
Total Project Budget	\$99,222,297
Maximum Total Facilities Grant ^{3,4}	\$40,466,011

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 \$39,640,520; however, the District may be eligible for up to an additional \$825,491 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 \$40,466,011 for the Project Scope and Budget Agreement and Project Funding Agreement to consolidate the student population of the existing Fort River Elementary School and the Wildwood Elementary School and construct a new facility serving grades K-5 on the site of the existing Fort River Elementary School. As a component of this proposed consolidation, the District has voted and approved relocation of the District's 6th grade student population to the Amherst-Pelham Middle School.