

District: City of North Adams
 School Name: Greylock Elementary School
 Recommended Category: Project Scope and Budget
 Date: June 19, 2024

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 North Adams (the “District”) to replace the existing Greylock Elementary School and Brayton Elementary School with a new consolidated facility for 240 students in kindergarten through grade 2, plus pre-kindergarten, at the existing Greylock Elementary School site.

District Information	
District Name	City of North Adams
Elementary Schools	Brayton Elementary School (PK-6) Colegrove Elementary School (PK-6) Greylock Elementary School (PK-6)
Middle School	N/A
High School	Drury High School (7-12)
Priority School Name	Greylock Elementary School
Type of School	Elementary School
Grades Served	PK-6
Year Opened	1953
Existing Square Footage	55,000
Additions	1965 – Addition
Acreage of Site	3.6 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> • Mechanical systems • Electrical 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
2023-2024 Enrollment	270
Agreed Upon Enrollment	240
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 240 students for grades K-2, for a project that will serve grades PK-2.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 11, 2019
Invitation to Feasibility Study	August 25, 2021
Preferred Schematic Authorization	December 13, 2023
Project Scope & Budget Authorization	On June 26, 2024 Board agenda
Reimbursement Rate Before Incentives	80.00%
Incentive Points	1.25 – Maintenance 3.00 – Energy Efficiency – “Green Schools” ¹ 1.00 – Indoor Air Quality – “Green Schools” ¹
Total Reimbursement Rate ^{1,2}	80.00%

¹The MSBA has provisionally included three (3) incentive points for energy efficiency, and one (1) incentive point for indoor air quality, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements of the Green Schools Program, the District will not qualify for some or all of these incentive points, and the MSBA will adjust the reimbursement rate accordingly.

²By statute, 80% is the District’s maximum reimbursement rate. Here, the District’s base reimbursement rate is 80% before applying any incentive points. Therefore, no additional points will be awarded beyond the maximum reimbursement rate of 80%.

Consultants	
Owner’s Project Manager (the “OPM”)	Colliers Project Leaders USA NE, LLC
Designer	TSKP Studio, LLC

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 \$65,362,859, which includes an estimated construction cost of \$53,405,500 (\$726/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$51,947,673, which excludes the following: legal fees; OPM and Designer fees beyond MSBA funding limits; costs associated with permitting; costs associated with asbestos-containing floor material and ceiling tile abatement; costs associated with the removal of fuel storage tanks; construction costs for building and site work beyond MSBA funding limits, which includes scope associated with ineligible building area; costs associated with mailing and moving; costs exceeding the \$1,200 per student allowance for furniture, fixtures, and equipment; costs exceeding the \$1,200 per student allowance for technology; costs associated with the commissioning of ineligible building area; and, owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 240	District’s Proposed Project Budget
Proposed Total Square Feet: 73,600	
Project Budget ¹	\$62,692,584
Scope Exclusions/Ineligible Costs	- \$10,744,911
Third Party Funding	\$0
Estimated Basis of Total Facilities Grant	\$51,947,673
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$41,558,138
Commissioning Costs Associated with Ineligible Building Area	-\$920

Cost Recovery Associated with Prior Projects	\$0
Estimated Maximum Total Facilities Grant ²	\$41,557,218
Owner's and Construction Contingencies	\$2,670,275
Ineligible Owner's and Construction Contingencies	-\$1,869,192
Potentially Eligible Owner's and Construction Contingencies	\$801,083
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$640,866
Total Project Budget	\$65,362,859
Maximum Total Facilities Grant ^{3,4}	\$42,198,084

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 \$41,557,218; however, the District may be eligible for up to an additional \$640,866 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 \$42,198,084 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Greylock Elementary School and Brayton Elementary School with a new consolidated facility for 240 students in kindergarten through grade 2, plus pre-kindergarten, at the existing Greylock Elementary School site.