District: Arlington
School Name: Thompson Elementary School
Recommended Category: Project Scope and Budget
Date: July 27, 2011

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 Arlington to replace the existing Thompson Elementary School with the construction of a new grade K-5 school on the existing site.

District Information	
District Name:	Town of Arlington
Elementary Schools:	1 – Menotomy Pre-School (PK) 7 – Brackett (K-5) – Cyrus E. Dallin (K-5) – Hardy (K-5) – John A. Bishop (K-5) – M. Norcross Stratton (K-5) – Pierce (K-5) – Thompson (K-5)
Middle School:	(1) – Ottoson Middle School (6-8)
High School:	(1) – Arlington High School (9-12)
Priority School Name:	Thompson Elementary School
Type of School:	Elementary School
Grades Served:	K-5
Year Opened:	1956
Total Square Footage:	55,000 sf
Additions:	none
Acreage of Site:	3.1 acre flat site
Building Issues:	The District noted deficiencies in the following areas: - Windows and doors; - Building envelope; - Electrical systems; - Life safety systems; - Mechanical systems, and - Accessibility In addition to the physical plant issues, the District reported overcrowding.
Original Design Capacity:	330-340 students (estimate from District)
2010-2011 Enrollment:	335
Agreed Upon Enrollment:	380
Enrollment Specifics:	The MSBA reviewed the preferred schematic report submitted by the District on December 17, 2010, subsequent supplementary material, and the February 9, 2011 Board Approval for Preferred Schematic,

District Information	
	and found that the evaluation regarding system capacity and design enrollment for the District's preferred option is reasonable. A positive recommendation for approval of the 380 enrollment and fully participating in the larger facility is contingent on the District's implementation (not just initiation) of redistricting, including a final June 30, 2011 report that approves redistricting plans.

MSBA Board Votes	
Invitation to Feasibility Study:	March 25, 2009
Preferred Schematic Authorizations:	Original Authorization for new 66,618 gsf facility: February 9, 2011 Reauthorization for a new 57,396 gsf facility: June 13, 2011
Project Scope & Budget Authorization:	July 27, 2011

Consultants	
Owner's Project Manager:	PMA Consultants, LLC
Designer:	HMFH Architects

Discussion:
MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss scope and budget. The MSBA notes that the Town voted on May 16, 2011 to appropriate $20,000,000 for the Thompson Elementary School, which combined with their appropriation of $773,363.95 to fund a feasibility study results in a total appropriation for the proposed project of $20,773,363. The District has provided a total project budget of $20,773,363, which includes an estimated construction cost of $15,766,681. The basis of the Total Facilities Grant would be $19,071,405, which excludes OPM fees in excess of 3.5% of construction costs, Designer fees in excess of 10% of construction costs, ineligible costs associated with abatement of asbestos-containing floor materials and the existing storage tank, site costs in excess of 8% of total building cost, costs associated with swing space, costs associated with mailing and moving, and soft costs in excess of 20% of the construction costs.

Project Scope & Budget Agreement		
Design Enrollment: 380 Total Gross Square Feet: 57,396	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	$20,773,363	$19,071,405
Project Cost per square foot:	$362	$332
Total Construction Budget:	$15,766,681	$15,287,510
Construction Cost per square foot:*	$275	$266
Reimbursement Rate:		50.42%
Maximum Total Facilities Grant:		$9,615,802

* Does not include construction contingency.

MSBA staff recommends a maximum Total Facilities Grant of $9,615,802 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing grade K-5 Thompson Elementary School with the construction of a new grade K-5 Thompson Elementary School on the existing site.