District: Marblehead
School Name: Glover Elementary School
Recommended Category: Project Scope and Budget
Date: March 30, 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 Marblehead to replace the existing Glover Elementary School with a new K-3 facility.

District Information	
District Name:	Town of Marblehead
Elementary Schools:	(6) - Dr. Samuel C Eveleth Elementary (K) - Elbridge Gerry Elementary (K-1) - Glover Elementary (1-3) - L H Coffin Elementary (2-3) - Malcolm L Bell Elementary (PK-3) - Village Elementary (4-6)
Middle Schools:	(1) - Marblehead Veterans Middle School (7-8)
High School:	(1) - Marblehead High School
Priority School Name:	Glover Elementary School
Type of School:	Elementary School
Grades Served:	1-3
Year Opened:	1916 (Lower Glover)
Total Square Footage:	43,000
Additions:	1926 (small gymnasium/auditorium space), 1948 (Upper Glover was built), 1950 (library, two classrooms, and a boiler room)
Acreage of Site:	4.78 acre site
Building Issues:	The District noted deficiencies in the following areas: - Flooring - Exterior walls - Windows - HVAC - Plumbing - Electrical - Fire protection - Accessibility - Roof In addition to the physical plant issues, the District reported overcrowding that is limiting the ability to deliver its educational program.
Original Design Capacity:	not available
2009-2010 Enrollment:	266
Agreed Upon Enrollment:	425

District Information	
Enrollment Specifics:	An agreed upon design enrollment of 425 students combines both Glover Elementary (Grades 1-3) and Eveleth School students (K) at a single new facility (Grades K-3) on the existing Glover site.

MSBA Board Votes	
Invitation to Feasibility Study:	November 28, 2007
Preferred Schematic Authorization:	March 31, 2010
Project Scope & Budget Authorization:	March 30, 2011

Consultants	
Owners Project Manager:	Municipal Building Consultants, Inc
Designer:	JCJ Architecture

Discussion:

MSBA staff have reviewed the documents provided by the District and have met with the District and its consultants to discuss scope and budget. The District has provided a total project budget of $25,900,000 which includes an estimated construction cost of $20,200,000. The basis of the Total Facilities Grant would be $25,515,420, which excludes legal fees, OPM basic services cost in excess of 3.5% of construction costs, ineligible costs associated with abatement of asbestos-containing floor materials, and site work costs over 8% of the building construction costs and costs associated with mailing and moving.

Glover Elementary School 425 Students 79,108 square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	$25,900,000	$25,515,420
Cost per square foot:	$327/SF	$323/SF
Total Construction Budget:	$20,200,000	$19,961,829
Cost per square foot:*	$255/SF	$252/SF
Reimbursement Rate:		40.00%
Maximum Total Facilities Grant:		$10,206,168

* Does not include Construction Contingency

MSBA staff recommends a Maximum Total Facilities Grant of $10,206,168 for the Project Scope and Budget Agreement and Project Funding Agreement for the Glover Elementary School project.