District: Town of Swampscott
School Name: Hadley Elementary School
Recommended Category: Project Scope and Budget
Date: July 23, 2014

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 Swampscott to consolidate the existing Hadley Elementary School, Clarke Elementary School, and Stanley Elementary School into a new elementary school serving grades 1-4, adjacent to the existing Swampscott Middle School.

District Information	
District Name	Town of Swampscott
Elementary Schools	Clarke Elementary School (K-4) Hadley Elementary School (K-4) Stanley Elementary School (K-4) Machon Elementary School (currently offline)
Middle School	Swampscott Middle School (PK, 5-8)
High School	Swampscott High School (9-12)
Priority School Name	Hadley Elementary School
Type of School	Elementary School
Grades Served	K-4
Year Opened	1911
Existing Square Footage	46,600
Additions	Annex built in 1925
Acreage of Site	1.4 acres
Building Issues	The District identified deficiencies in the following areas: – Structural integrity – Mechanical systems – Electrical systems – Plumbing 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 special educational program.
Original Design Capacity	Unknown
2013-2014 Enrollment	299
Agreed Upon Enrollment	635
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 635 students serving grades 1-4.

MSBA Board Votes	
Invitation to Eligibility Period	January 25, 2012
Invitation to Feasibility Study	November 14, 2012
Preferred Schematic Authorizations	November 20, 2013
Project Scope & Budget Authorization	On July 30, 2014 Board agenda
Reimbursement Rate Before Incentives	44.05%
Incentive Points	1.20 – Maintenance 2.00 – Energy Efficiency – "Green Schools" [1]
Total Reimbursement Rate[1]	47.25%

[1] *The 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	Hill International, Inc.
Designer	Mount Vernon Group 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 District has provided a Total Project Budget of $52,644,414 which includes an estimated construction cost of $38,453,013 ($385/sf). The Estimated Basis of Total Facilities Grant would be $35,673,276, which excludes OPM fees in excess of 3.5% of construction costs, designer fees in excess of 10% of construction costs, OPM and designer fees associated with construction cost for ineligible work at the Stanley Elementary School site, site costs in excess of 8% of total building cost, construction costs in excess of $287/sf plus eligible demolition and abatement, square footage over a 1.5 grossing factor, ineligible site work, costs associated with mailing and moving, and owner's and construction contingency costs.

The District is proposing an alternate which includes demolition of the Stanley Elementary School and associated site work. All costs associated with this proposed alternate are categorically ineligible for reimbursement. The District will determine if this alternate is to be included in the proposed project during its Town Meeting, the results of which will inform the debt override vote. MSBA staff's recommendation includes the value of the proposed alternate in the Total Project Budget. Should the District choose not to include this alternate during its Town Meeting, staff will adjust the Total Project Budget downward to reflect the District's decision. As the District will bear all costs associated with the proposed alternate, this adjustment will not impact the proposed grant.

Project Scope and Budget Agreement	
Enrollment: 635 Total Square Feet: 99,994	District's Proposed Project Budget
Project Budget[1]	$50,221,763
Scope Exclusions/Ineligible Costs	$14,548,487
Estimated Basis of Total Facilities Grant	$35,673,276
Reimbursement Rate	47.25%
Estimated Maximum Total Facilities Grant[2]	$16,855,623

Project Scope and Budget Agreement	
Potentially eligible owner's and construction contingencies	$884,530
Potential additional grant funds for eligible owner's and construction contingency expenditures	$417,940
Total Project Budget	$52,644,414
Maximum Total Facilities Grant[3]	$17,273,564

[1] *Does not include owner's or construction contingencies.*

[2] *Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.*

[3] *Includes 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.*

MSBA staff recommends an Estimated Maximum Total Facilities Grant of $16,855,623; however, the District may be eligible for up to an additional $417,940 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 $17,273,564 for the Project Scope and Budget Agreement and Project Funding Agreement to consolidate the existing Hadley Elementary School, Clarke Elementary School, and Stanley Elementary School into a new elementary school serving grades 1-4, adjacent to the existing Swampscott Middle School.