District: Town of Dedham
School Name: Oakdale Elementary School
Recommended Category: Project Scope and Budget
Date: October 23, 2024

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 Dedham (the "District") to replace the existing Oakdale Elementary School with a new facility serving students in grades 1-5 on the existing Oakdale Elementary School site.

District Information	
District Name	Town of Dedham
Elementary School(s)	Dedham Early Childhood Center (PK-K) Avery Elementary School (1-5) Greenlodge Elementary School (1-5) Oakdale Elementary School (1-5) Riverdale Elementary School (1-5)
Middle School(s)	Dedham Middle School (6-8)
High School(s)	Dedham High School (9-12)
Priority School Name	Oakdale Elementary School
Type of School	Elementary School Middle School Middle-High School High School
Grades Served	1-5
Year Opened	1902
Existing Square Footage	53,524
Additions	1951 – Addition 1970 – Addition of 2 modular classrooms
Acreage of Site	6.9-acres
Building Issues	The District identified deficiencies in the following areas: • Mechanical systems • Electrical systems • Plumbing systems • Building 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.
Original Design Capacity	Unknown
2023-2024 Enrollment	256 students
Agreed Upon Enrollment	360 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 360 students serving grades 1-5.

District Information	
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	April 14, 2021
Invitation to Feasibility Study	March 2, 2022
Preferred Schematic Authorization	June 26, 2024
Project Scope & Budget Authorization	On October 30, 2024 Board agenda
Reimbursement Rate Before Incentives	46.58%
Incentive Points	1.84 – Maintenance 3.00 – Energy Efficiency – "Green Schools" [1] 1.00 – Indoor Air Quality – "Green Schools" [1]
Total Reimbursement Rate[1]	52.42%

[1]*The 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.*

Consultants	
Owner's Project Manager (the "OPM")	The Vertex Companies, LLC
Designer	Jonathan Levi Architects 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 $105,786,508, which includes an estimated construction cost of $83,136,930 ($956/sq. ft.). The Estimated Basis of Total Facilities Grant would be $57,989,422, which excludes the following: OPM and Designer fees associated with ineligible Feasibility Study costs; legal fees; OPM and Designer fees associated with excluded scope; OPM and Designer fees beyond MSBA funding limits; costs associated with asbestos-containing floor material and ceiling tile abatement; costs associated with the removal of fuel storage tanks; costs associated with off-site work; 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 associated with the commissioning of ineligible building area; and, owner's and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 360 Proposed Total Square Feet: 87,008	District's Proposed Project Budget
Project Budget[1]	$99,966,923
Scope Exclusions/Ineligible Costs	- $41,977,501
Third Party Funding	-$0
Estimated Basis of Total Facilities Grant	$57,989,422
Reimbursement Rate	52.42%
Estimated Maximum Total Facilities Grant before Cost Recovery[2]	$30,398,055
Commissioning Costs Associated with Ineligible Building Area	-$16,022
Cost Recovery Associated with Prior Projects	-$0

Estimated Maximum Total Facilities Grant[2]	$30,382,033
Owner's and Construction Contingencies	$5,819,585
Ineligible Owner's and Construction Contingencies	-$4,572,531
Potentially Eligible Owner's and Construction Contingencies	$1,247,054
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	$653,706
Total Project Budget	$105,786,508
Maximum Total Facilities Grant[3,4]	$31,035,739

[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.
[4]Maximum 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 $30,382,033; however, the District may be eligible for up to an additional $653,706 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 $31,035,739 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Oakdale Elementary School with a new facility serving students in grades 1-5 on the existing Oakdale Elementary School site.