District: City of Leominster
School Name: Fall Brook Elementary School
Recommended Category: Project Scope and Budget
Date: April 23, 2025

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 Leominster (the "District") to replace the existing Fall Brook Elementary School and construct a new facility serving students in kindergarten through grade 5 on the site of the existing facility.

District Information	
District Name	City of Leominster
Elementary School(s)	Priest Street Elementary School (K only) Fall Brook Elementary School (K-5) Frances Drake Elementary School (K-5) Johnny Appleseed Elementary School (K-5) Northwest Elementary School (K-5)
Middle School(s)	Samoset Middle School (6-8) Sky View Middle School (6-8)
High School(s)	Leominster High School (9-12) Leominster Center of Excellence (9-12) Center for Technical Education Innovation (9-12)
Priority School Name	Fall Brook Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1966
Existing Square Footage	70,957
Additions	(4) Modular classrooms added in 2006
Acreage of Site	120-acres (shared with Samoset Middle School)
Building Issues	The District identified deficiencies in the following areas: – Mechanical, Electrical, and 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 educational program as well as existing and projected overcrowding.
Original Design Capacity	550 students
2024-2025 Enrollment	670 students
Agreed Upon Enrollment	610 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 610 students serving grades K-5.

District Information	
Total Project Budget – Debt Exclusion Anticipated	No

MSBA Board Votes	
Invitation to Eligibility Period	March 2, 2022
Invitation to Feasibility Study	December 21, 2022
Preferred Schematic Authorization	October 30, 2024
Project Scope & Budget Authorization	On April 30, 2025 Board agenda
Reimbursement Rate Before Incentives	74.64%
Incentive Points	1.29 – Maintenance 3.00 – Energy Efficiency – "Green Schools" [1] 1.00 – Indoor Air Quality – "Green Schools" [1]
Total Reimbursement Rate[1]	79.93%

[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")	Leftfield, LLC
Designer	Miller Dyer Spears, Inc.

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 $114,821,932, which includes an estimated construction cost of $89,759,943 ($859/sq. ft.). The Estimated Basis of Total Facilities Grant would be $79,382,643, which excludes the following: OPM and Designer fees beyond MSBA funding limits; costs associated with asbestos-containing floor material and ceiling tile abatement; 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.

Additionally, the proposed demolition of the Fall Brook Elementary School will result in the MSBA recovering a portion of state funds previously paid to the District for the Accelerated Repair Boiler Replacement project at the existing facility completed in November 2013. The MSBA has calculated this recovery of funds to be $154,447 and this amount has been deducted from the Estimated Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 610 students Proposed Total Square Feet: 104,501	District's Proposed Project Budget
Project Budget[1]	$109,390,558
Scope Exclusions/Ineligible Costs	-$30,007,915
Third Party Funding	$0

Estimated Basis of Total Facilities Grant	$79,382,643
Reimbursement Rate	79.93%
Estimated Maximum Total Facilities Grant before Cost Recovery[2]	$63,450,547
Commissioning Costs Associated with Ineligible Building Area	-$4,036
Cost Recovery Associated with Prior Projects	-$154,447
Estimated Maximum Total Facilities Grant[2]	$63,292,064
Owner's and Construction Contingencies	$5,431,374
Ineligible Owner's and Construction Contingencies	-$4,084,975
Potentially Eligible Owner's and Construction Contingencies	$1,346,399
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	$1,076,177
Total Project Budget	$114,821,932
Maximum Total Facilities Grant[3,4]	$64,368,241

[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 $63,292,064; however, the District may be eligible for up to an additional $1,076,177 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 $64,368,241 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Fall Brook Elementary School and construct a new facility serving students in kindergarten through grade 5 on the site of the existing facility.