District: Town of Southborough
School Name: Margaret A. Neary 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 Town of Southborough (the "District") to consolidate the existing Margaret A. Neary Elementary School and Albert S. Woodward Memorial School and construct a new facility serving students in grades 2 through 5 on the site of the existing Margaret A. Neary Elementary School.

District Information	
District Name	Town of Southborough
Elementary School(s)	Mary E. Finn School (PK-1) Albert S. Woodward Memorial School (2-3) Margaret A. Neary Elementary School (4-5)
Middle School(s)	P. Brent Trottier School (6-8)
High School(s)	N/A
Priority School Name	Margaret A. Neary Elementary School
Type of School	Elementary School
Grades Served	4-5
Year Opened	1970
Existing Square Footage	64,726
Additions	2001 – (2) temporary modular classrooms were added
Acreage of Site	81.7-acres
Building Issues	The District identified deficiencies in the following areas: – 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 educational program.
Original Design Capacity	Unknown
2024-2025 Enrollment	275 students
Agreed Upon Enrollment	610 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 610 students serving grades 2-5, consolidating the Margaret A. Neary Elementary School and the Albert S. Woodward Memorial School.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	March 2, 2022
Invitation to Feasibility Study	April 26, 2023
Preferred Schematic Authorization	October 30, 2024
Project Scope & Budget Authorization	April 30, 2025 Board agenda
Reimbursement Rate Before Incentives	41.32%
Incentive Points	1.44 – Maintenance 3.00 – Energy Efficiency – "Green Schools" [1] 1.00 – Indoor Air Quality – "Green Schools" [1]
Total Reimbursement Rate[1]	46.76%

[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")	Skanska USA Building, Inc.
Designer	Arrowstreet 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 $108,517,025, which includes an estimated construction cost of $87,219,252 ($876/sq. ft.). The Estimated Basis of Total Facilities Grant would be $74,144,689, which excludes the following: legal fees; 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 swing space; 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.

Project Scope and Budget Agreement	
Enrollment: 610 Proposed Total Square Feet: 99,564	District's Proposed Project Budget
Project Budget[1]	$105,043,255
Scope Exclusions/Ineligible Costs	-$30,898,566
Third Party Funding	-$0
Estimated Basis of Total Facilities Grant	$74,144,689
Reimbursement Rate	46.76%
Estimated Maximum Total Facilities Grant before Cost Recovery[2]	$34,670,057
Commissioning Costs Associated with Ineligible Building Area	-$2,751
Cost Recovery Associated with Prior Projects	-$0
Estimated Maximum Total Facilities Grant[2]	$34,667,306

Owner's and Construction Contingencies	$3,473,770
Ineligible Owner's and Construction Contingencies	-$2,165,481
Potentially Eligible Owner's and Construction Contingencies	$1,308,289
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	$611,756
Total Project Budget	$108,517,025
Maximum Total Facilities Grant[3,4]	$35,279,062

[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 $34,667,306; however, the District may be eligible for up to an additional $611,756 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 $35,279,062 for the Project Scope and Budget Agreement and Project Funding Agreement to consolidate the existing Margaret A. Neary Elementary School and Albert S. Woodward Memorial School and construct a new facility serving students in grades 2 through 5 on the site of the existing Margaret A. Neary Elementary School.