

District: Town of Lexington
 School Name: Maria Hastings Elementary School
 Recommended Category: Project Scope and Budget
 Date: August 16, 2017

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 Lexington to replace the existing Maria Hastings Elementary School on the existing site.

District Information	
District Name	Town of Lexington
Elementary Schools	Bowman Elementary School (K-5) Bridge Elementary School (K-5) Fiske Elementary School (K-5) Harrington Elementary School (K-5) Joseph Estabrook Elementary School (K-5) Maria Hastings Elementary School (K-5)
Middle Schools	Jonas Clarke Middle School (6-8) William Diamond Middle School (6-8)
High School	Lexington High School (9-12)
Priority School Name	Maria Hastings Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1955
Existing Square Footage	64,980 (including 8 modular classrooms)
Additions	1959: one-story, four-classroom addition 1995: four new portable classrooms addition 2000: four (used) portable classrooms addition
Acreage of Site	14.3 acres
Building 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	Unknown
2016-2017 Enrollment	455
Agreed Upon Enrollment	645 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 645 students serving grades K-5.

MSBA Board Votes	
Invitation to Eligibility Period	January 27, 2016
Invitation to Feasibility Study	May 25, 2016
Preferred Schematic Authorization	February 15, 2017
Project Scope & Budget Authorization	On August 23, 2017 Board agenda
Reimbursement Rate Before Incentives	31.00%

Incentive Points	1.79 – Maintenance 1.00 – CM @ Risk (Received IG Approval March 1, 2017) 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	35.79%

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, respectively, and the MSBA will adjust the reimbursement rate accordingly.

Consultants	
Owner’s Project Manager (the “OPM”)	Dore & Whittier Management Partners, LLC
Designer	DiNisco Design Partnership, Ltd.

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 \$65,339,418, which includes an estimated construction cost of \$52,973,418 (\$482 per square foot). The Estimated Basis of Total Facilities Grant would be \$46,200,607, which excludes: legal fees; site costs in excess of 8% of the total building cost; construction costs in excess of \$326 per square foot plus eligible demolition and abatement; costs associated with ineligible construction area; costs associated with mailing and moving; costs in excess of the \$1,200 per student allowance for fixtures, furniture, and equipment; costs in excess of the \$1,200 per student allowance for technology; and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 645 Proposed Total Square Feet: 110,000	District’s Proposed Project Budget
Project Budget ¹	\$63,339,418
Scope Exclusions/Ineligible Costs	\$17,138,811
Estimated Basis of Total Facilities Grant	\$46,200,607
Reimbursement Rate	35.79%
Estimated Maximum Total Facilities Grant ²	\$16,535,197
Potentially eligible owner’s and construction contingencies	\$1,029,734
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$368,542
Total Project Budget	\$65,339,418
Maximum Total Facilities Grant ³	\$16,903,739

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.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$16,535,197; however, the District may be eligible for up to an additional \$368,542 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 \$16,903,739 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Maria Hastings Elementary School on the existing site.