

District: Town of Wareham
 School Name: Minot Forest Elementary School
 Recommended Category: Project Scope and Budget
 Date: December 5, 2018

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 Wareham to replace the existing Minot Forest and John William Decas Elementary Schools with a new facility that will serve grades PK-4 on the site of the existing Minot Forest Elementary School.

District Information	
District Name	Town of Wareham
Elementary School(s)	John William Decas Elementary School (K-2) Minot Forest Elementary School (PK; 3-4)
Middle School(s)	Wareham Middle School (5-8)
High School(s)	Wareham Senior High School (9-12)
Priority School Name	Minot Forest Elementary School
Type of School	Elementary School
Grades Served	PK; 3-4
Year Opened	1966
Existing Square Footage	63,515
Additions	Two-Story Addition - 1973
Acreage of Site	20 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Structural integrity - Mechanical systems - Electrical systems - Envelope - Windows and Roofing - 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	Unknown
2017-2018 Enrollment	490
Agreed Upon Enrollment	1,020
Enrollment Specifics	The Town and MSBA have mutually agreed upon a design enrollment of 1,020 students for grades K-4, for a project that will serve grades PK-4
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	January 27, 2016
Invitation to Feasibility Study	February 15, 2017

Preferred Schematic Authorization	June 27, 2018
Project Scope & Budget Authorization	On December 12, 2018 Board agenda
Reimbursement Rate Before Incentives	71.58%
Incentive Points	1.40 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	74.98%

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 (the “OPM”)	PMA Consultants
Designer	Mount Vernon Group Architects, 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 \$90,474,182, which includes an estimated construction cost of \$72,066,378 (\$450/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$68,874,835, which excludes legal fees, costs associated with abatement of asbestos-containing flooring and ceiling materials, site costs in excess of 8% of total building cost, construction costs in excess of \$333/sq. ft. plus eligible demolition and abatement, costs associated with mailing and moving, and owner’s and construction contingency costs.

Additionally, the proposed project will result in the MSBA recovering a portion of state funds previously paid to the District for the Decas Elementary School roof and boiler replacement project completed in 2017. The MSBA has calculated this recovery of funds to be \$801,126 and this amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant. As of December 2018, a final audit of the Decas Elementary School accelerated repair project has not been completed. Should MSBA's final audit result in the District receiving additional grant funding associated with the Decas Elementary School project, the MSBA will recover additional funding during the Project Funding Agreement bid amendment process.

Project Scope and Budget Agreement	
Enrollment: 1,020	District’s Proposed
Proposed Total Square Feet: 159,989	Project Budget
Project Budget ¹	\$86,300,498
Scope Exclusions/Ineligible Costs	-\$17,425,663
Estimated Basis of Total Facilities Grant	\$68,874,835
Reimbursement Rate	74.98%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$51,642,351
Cost Recovery	-\$801,126
Estimated Maximum Total Facilities Grant ²	\$50,841,225
Potentially eligible owner’s and construction contingencies	\$1,291,029

Potential additional grant funds for eligible owner's and construction contingency expenditures	\$968,014
Total Project Budget	\$90,474,182
Maximum Total Facilities Grant ^{3,4}	\$51,809,239

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 FY '19 Grant Cap, and in part to future available Grant Cap Space.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$50,841,225; however, the District may be eligible for up to an additional \$968,014 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 \$51,809,239 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Minot Forest and John William Decas Elementary Schools with a new facility that will serve grades PK-4 on the site of the existing Minot Forest Elementary School.