

District: Town of Clinton
 School Name: Clinton Middle School
 Recommended Category: Project Scope and Budget
 Date: April 17, 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 Clinton (the “District”) to replace the existing Clinton Middle School with a new facility serving grades 4 through 8 on the existing site.

| District Information | |
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| District Name | Town of Clinton |
| Elementary School(s) | Clinton Elementary School (PK-4) |
| Middle School(s) | Clinton Middle School (5-8) |
| High School(s) | Clinton Senior High School (9-12) |
| Priority School Name | Clinton Middle School |
| Type of School | Middle School |
| Grades Served | 5-8 |
| Year Opened | 1975 |
| Existing Square Footage | 130,000 |
| Additions | N/A |
| Acreage of Site | 24 acres |
| Building Issues | The District identified deficiencies in the following areas: <ul style="list-style-type: none"> • Mechanical systems • Electrical systems • Plumbing systems • Envelope • Windows • Roof • Accessibility |
| Original Design Capacity | 700 |
| 2023-2024 Enrollment | 571 |
| Agreed Upon Enrollment | 700 |
| Enrollment Specifics | The District and MSBA have mutually agreed upon a design enrollment of 700 students serving grades 4-8. |
| 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 | August 30, 2023 |
| Project Scope & Budget Authorization | On April 24, 2024 Board agenda |
| Reimbursement Rate Before Incentives | 72.59% |
| Incentive Points | 1.65 – Maintenance 3.00 – Energy Efficiency – “Green Schools” ¹ |

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| | 1.00 – Indoor Air Quality – “Green Schools” ¹ |
| Total Reimbursement Rate ¹ | 78.24% |

¹The 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.

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| Consultants | |
| Owner’s Project Manager (the “OPM”) | Dore & Whittier Management Partners, Inc. |
| Designer | Lamoureux Pagano Associates 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 \$139,520,548, which includes an estimated construction cost of \$114,295,892 (\$840/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$96,773,674, which excludes the following: legal fees; OPM and Designer fees associated with excluded scope; OPM and Designer fees beyond MSBA funding limits; costs associated with other administrative costs; costs associated with asbestos-containing floor materials 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.

| Project Scope and Budget Agreement | |
|---|---------------------|
| Enrollment: 700 students | District’s Proposed |
| Proposed Total Square Feet: 136,000 | Project Budget |
| Project Budget ¹ | \$135,520,548 |
| Scope Exclusions/Ineligible Costs | -\$38,746,874 |
| Third Party Funding | -\$0 |
| Estimated Basis of Total Facilities Grant | \$96,773,674 |
| Reimbursement Rate | 78.24% |
| Estimated Maximum Total Facilities Grant before Cost Recovery ² | \$75,715,723 |
| Commissioning Costs Associated with Ineligible Building Area | -\$5,313 |
| Cost Recovery Associated with Prior Projects | -\$0 |
| Estimated Maximum Total Facilities Grant ² | \$75,710,410 |
| Owner’s and Construction Contingencies | \$4,000,000 |
| Ineligible Owner’s and Construction Contingencies | -\$2,285,562 |
| Potentially Eligible Owner’s and Construction Contingencies | \$1,714,438 |
| Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures | \$1,341,376 |
| Total Project Budget | \$139,520,548 |
| Maximum Total Facilities Grant ^{3,4} | \$77,051,786 |

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 \$75,710,410; however, the District may be eligible for up to an additional \$1,341,376 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 \$77,051,786 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing middle school facility with a new facility serving grades 4 through 8 on the existing site.