

District: Town of Milford
 School Name: Woodland Elementary School
 Recommended Category: Project Scope and Budget
 Date: March 19, 2014

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 Milford to replace the existing Woodland Elementary School on the existing site.

District Information	
District Name	Town of Milford
Elementary School(s)	Shining Star Early Childhood Center (PK) Brookside Elementary School (K-2) Memorial Elementary School (K-2) Woodland Elementary School (3-4)
Middle School(s)	Milford Middle School East (8) Stacy Middle School (5-7)
High School(s)	Milford High School (9-12)
Priority School Name	Woodland Elementary School
Type of School	Elementary School
Grades Served	3-4
Year Opened	1977
Existing Square Footage	67,648
Additions	N/A
Acreage of Site	22 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 - Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program and that there is existing and projected overcrowding.
Original Design Capacity	632
2012-2013 Enrollment	621
Agreed Upon Enrollment	985
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 985 students serving grades 3-5.

MSBA Board Votes	
Invitation to Eligibility Period	January 25, 2012
Invitation to Feasibility Study	July 25, 2012
Preferred Schematic Authorization	October 2, 2013
Project Scope & Budget Authorization	On March 26, 2014 Board agenda
Reimbursement Rate Before Incentives	55.63%
Incentive Points	1.31 – Maintenance 1.00 – CM @ Risk (Received IG Approval May 22, 2013) 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	59.94%

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	Joslin, Lesser + Associates, Inc.
Designer	HMFH 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 \$60,900,000, which includes an estimated construction cost of \$48,381,844 (\$365/sf). The estimated basis of Total Facilities Grant would be \$47,296,472, which excludes site costs in excess of 8% of total building cost, construction costs in excess of \$275/sf plus eligible demolition and abatement, costs associated with mailing and moving, and owner’s and construction contingency costs. No bid alternates are proposed for this project.

This proposed project will result in demolition of the existing Woodland Elementary School and decommissioning of the Middle School East facility, resulting in the MSBA recovering a portion of state funds previously paid to the District for a roof project at the Middle School East completed in 2003, and a roof and boiler replacement project at the existing Woodland Elementary School completed in 2004. The MSBA has calculated this recovery of funds to be \$784,771 and this amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 985 Total Square Feet: 132,539	District's Proposed Project Budget
Project Budget ¹	\$58,221,795
Scope Exclusions/Ineligible Costs	-\$10,925,323
Estimated Basis of Total Facilities Grant	\$47,296,472
Project Scope and Budget Agreement	
Reimbursement Rate	59.94%
Estimated Maximum Total Facilities Grant (before cost recovery) ²	\$28,349,505
Cost Recovery	-\$784,771
Estimated Maximum Total Facilities Grant ²	\$27,564,734
Potentially eligible owner's and construction contingencies	\$863,885
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$517,813
Total Project Budget	\$60,900,000
Maximum Total Facilities Grant ³	\$28,082,547

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 \$27,564,734; however, the District may be eligible for up to an additional \$517,813 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 \$28,082,547 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Woodland Elementary School on the existing site.