

District: Town of Rockland  
 School Name: Jefferson Elementary School  
 Recommended Category: Project Scope and Budget  
 Date: October 23, 2019

**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 Rockland (the “District”) to replace the existing Jefferson Elementary School and the existing Memorial Park Elementary School with a new district-wide grades 1-4 facility on the site of the existing Memorial Park Elementary School, contingent upon the District gaining full ownership, control, and exclusive use of the proposed site.

<b>District Information</b>	
District Name	Town of Rockland
Elementary School(s)	Jefferson Elementary School (K-4) Memorial Park Elementary School (K-4) R. Stewart Esten Elementary School (K-4)
Middle School(s)	John W. Rogers Middle School (5-8)
High School(s)	Rockland Senior High School (9-12)
Priority School Name	Jefferson Elementary School
Type of School	Elementary School
Grades Served	K-4
Year Opened	1923
Existing Square Footage	40,218
Additions	1953 and 1973
Acreage of Site	6.5 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>– Mechanical systems</li> <li>– Electrical systems</li> <li>– Plumbing systems</li> <li>– Building envelope</li> <li>– Accessibility</li> </ul> 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 overcrowding.
Original Design Capacity	Unknown
2018-2019 Enrollment	267
Agreed Upon Enrollment	760
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 760 students serving grades 1-4 district-wide.
Total Project Budget – Debt Exclusion Anticipated	Yes

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	February 15, 2017
Invitation to Feasibility Study	December 13, 2017
Preferred Schematic Authorization	April 10, 2019
Project Scope & Budget Authorization	On October 30, 2019 Board agenda
Reimbursement Rate Before Incentives	63.41% <sup>1</sup>
Incentive Points	1.67 – Maintenance 2.00 – Energy Efficiency – “Green Schools” <sup>2</sup>
Total Reimbursement Rate <sup>1</sup>	67.08%

<sup>1</sup> The District’s Poverty Factor has been adjusted to reflect the higher rate of 5.67 based on the 2019 legislation requiring the use of the highest rate in effect from CY14 to CY19.

<sup>2</sup> The MSBA also 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.

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	PMA Consultants, LLC
Designer	SMMA

## 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 \$86,607,521, which includes an estimated construction cost of \$68,249,754 (\$565.58/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$51,322,421, which excludes legal fees, OPM and designer fees associated with ineligible scope, abatement and removal of hazardous materials, demolition of the existing Jefferson Elementary School, costs associated with abatement of asbestos-containing floor materials at the existing Jefferson and Memorial Park Elementary Schools, proposed site improvement scope at the Jefferson Elementary School site, 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 ineligible square footage in the Core Academic and Administration and Guidance categories, 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.

Costs associated with the commissioning of ineligible square footage will result in the recovery of a portion of the overall commissioning cost. The MSBA has calculated this recovery of funds to be \$6,096 and this amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 760	District’s Proposed Project Budget
Proposed Total Square Feet: 120,672	
Project Budget <sup>1</sup>	\$81,695,033
Scope Exclusions/Ineligible Costs	-\$30,372,612

Estimated Basis of Total Facilities Grant	\$51,322,421
Reimbursement Rate	67.08%
Estimated Maximum Total Facilities Grant before Cost Recovery <sup>2</sup>	\$34,427,080
Cost Recovery	-\$6,096
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$34,420,984
Potentially Eligible Owner's and Construction Contingencies	\$2,182,498
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$1,464,020
Total Project Budget	\$86,607,521
Maximum Total Facilities Grant <sup>3,4</sup>	\$35,885,004

<sup>1</sup>Does not include Owner's or Construction Contingencies.

<sup>2</sup>Does not include any grant funds for potentially eligible Owner's or Construction Contingency Expenditures; subject to MSBA review and audit.

<sup>3</sup>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.

<sup>4</sup>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 \$34,420,984; however, the District may be eligible for up to an additional \$1,464,020 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 \$35,885,004 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Jefferson Elementary School and the existing Memorial Park Elementary School with a new district-wide grades 1-4 facility on the site of the existing Memorial Park Elementary School, contingent upon the District gaining full ownership, control, and exclusive use of the proposed site.