

District: Town of Orange
 School Name: Dexter Park School
 Recommended Category: Project Scope and Budget
 Date: April 8, 2020

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 Orange (the “District”) to replace the Dexter Park School with an addition and renovation project at the existing Fisher Hill Elementary School that will serve students in grades PK-6 district-wide.

District Information	
District Name	Town of Orange
Elementary School(s)	Dexter Park School (3-6) Fisher Hill School (PK-2)
Middle School(s)	N/A
High School(s)	Ralph C Mahar Regional School (7-12)
Priority School Name	Dexter Park School
Type of School	Elementary School
Grades Served	3-6
Year Opened	1951-52
Existing Square Footage	34,245
Additions	New wing in 1971 and 4 modular classrooms in 1982
Acreage of Site	29 acres shared with the Fisher Hill Elementary School
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Structural integrity – Mechanical systems – Electrical systems – Plumbing systems – Envelope – Windows – Roof – 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
2019-2020 Enrollment	300
Agreed Upon Enrollment	520
Enrollment Specifics	The Town and MSBA have mutually agreed upon a design enrollment of 520 students for grades K-6, for a project that will serve grades PK-6.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	February 15, 2017
Invitation to Feasibility Study	February 14, 2018
Preferred Schematic Authorization	December 11, 2019
Project Scope & Budget Authorization	On April 15, 2020 Board agenda
Reimbursement Rate Before Incentives	80.00% ¹
Incentive Points	0.75 – Maintenance 2.62 – Major reconstruction or renovation/reuse
Total Reimbursement Rate ¹	80.00%

¹By statute, 80.00% is the District’s maximum reimbursement rate and the District’s base reimbursement rate is 80.00% before applying any incentive points. Therefore, the District is not eligible to receive any incentive points as the base reimbursement rate results in a maximum reimbursement rate of 80.00%.

Consultants	
Owner’s Project Manager (the “OPM”)	Hill International Inc.
Designer	Raymond Design Associates, Inc.

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss the project’s scope and budget. The District has provided a Total Project Budget of \$57,697,704, which includes an estimated construction cost of \$45,730,728 (\$471/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$41,433,125, which excludes: legal fees; OPM and Designer fees associated with the ineligible sitework; OPM and Designer fees beyond MSBA funding cap for Basic Services; costs associated with the abatement of asbestos-containing floor materials and other hazardous 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; construction contingency costs; commissioning consultant fees associated with ineligible building area; and other ineligible costs.

Project Scope and Budget Agreement	
Enrollment: 520	District’s Proposed
Proposed Total Square Feet: 97,115	Project Budget
Project Budget ¹	\$54,481,128
Scope Exclusions/Ineligible Costs	\$13,048,003
Estimated Basis of Total Facilities Grant	\$41,433,125
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$33,146,500
Cost Recovery	-\$1,504
Estimated Maximum Total Facilities Grant ²	\$33,144,996
Potentially Eligible Owner’s and Construction Contingencies	\$1,844,655
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures	\$1,475,724
Total Project Budget	\$57,697,704
Maximum Total Facilities Grant ^{3,4}	\$34,620,720

¹Does not include Owner's or Construction Contingencies.

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

³Includes 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.

⁴Maximum 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 \$33,144,996; however, the District may be eligible for up to an additional \$1,475,724 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 \$34,620,720 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the Dexter Park School with an addition and renovation project at the existing Fisher Hill Elementary School that will serve students in grades PK-6 district-wide