

District: Whitman-Hanson Regional School District
 School Name: Whitman Middle School
 Recommended Category: Project Scope and Budget
 Date: October 18, 2023

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Whitman-Hanson Regional School District (the “District”) to replace the existing Whitman Middle School with a new facility serving grades 5-8 on the existing site.

District Information	
District Name	Whitman-Hanson Regional School District
Elementary School(s)	The Pre-School at Whitman-Hanson Regional High School (PK) Indian Head Elementary School (K-4) John H. Duval Elementary School (K-4) Louise A. Conley Elementary School (K-5)
Middle School(s)	Hanson Middle School (5-8) Whitman Middle School (6-8)
High School(s)	Whitman-Hanson Regional High School (9-12)
Priority School Name	Whitman Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1972
Existing Square Footage	105,004
Additions	Major renovation completed in 2000
Acreage of Site	26.42 acres
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.
Original Design Capacity	Unknown
2022-2023 Enrollment	504
Agreed Upon Enrollment	675
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 675 students serving grades 5-8.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 11, 2019
Invitation to Feasibility Study	April 14, 2021
Preferred Schematic Authorization	April 26, 2023
Project Scope & Budget Authorization	On October 25, 2023 Board agenda
Reimbursement Rate Before Incentives	57.74%
Incentive Points	1.57 – Maintenance 3.00 – Energy Efficiency – “Green Schools” ¹ 1.00 – Indoor Air Quality – “Green Schools” ¹
Total Reimbursement Rate ¹	63.31%

¹ The 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 for 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.

Consultants	
Owner’s Project Manager (the “OPM”)	Colliers Project Leaders USA NE, LLC
Designer	Ai3 Architects, LLC

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 \$135,289,672, which includes an estimated construction cost of \$106,669,882 (\$770/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$91,864,683, which excludes the following: legal fees, OPM and Designer fees associated with ineligible building area, OPM and Designer fees beyond MSBA’s funding limits, costs associated with asbestos-containing floor material and ceiling tile abatement, construction costs beyond MSBA funding limits plus eligible demolition and abatement, costs associated with mailing and moving, costs in excess of \$1,200 per student allowance for furniture, fixtures, and equipment, costs in excess of \$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: 675	District’s Proposed
Proposed Total Square Feet: 138,605	Project Budget
Project Budget ¹	\$125,689,383
Scope Exclusions/Ineligible Costs	-\$33,824,700
Estimated Basis of Total Facilities Grant	\$91,864,683
Reimbursement Rate	63.31%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$58,159,531
Cost Recovery	-\$12,804
Estimated Maximum Total Facilities Grant ²	\$58,146,727
Potentially Eligible Owner’s and Construction Contingencies	\$1,600,048
Potential Additional Grant Funds for Eligible Owner’s and	\$1,012,990

Construction Contingency Expenditures	
Total Project Budget	\$135,289,672
Maximum Total Facilities Grant ^{3,4}	\$59,159,717

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 \$58,146,727; however, the District may be eligible for up to an additional \$1,012,990 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 \$59,159,717 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Whitman Middle School with a new facility serving grades 5-8 on the existing site.