

District: Granby
 School Name: Granby Middle School/High School
 Recommended Category: Project Scope and Budget
 Date: September 29, 2010

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 Granby to build a new Granby Middle School/High School.

District Info	
District Name:	Town of Granby
Elementary Schools:	2 – West Street Elementary School serving grades PK-3 East Meadow Elementary School serving grades 4-6
Middle Schools:	0
High Schools:	1 – Granby Middle School/High School
Priority School Name:	Granby Middle School/High School
Type of School:	Middle School/High School
Grades Served:	Current: grades 7-12 Proposed: grades 6-12
Year Opened:	1960
Total Square Footage:	86,800
Additions:	-
Acreage of Site:	30 +/-
Building Issues:	The existing two-story steel and masonry building, built in 1960, is approximately 86,800 square feet. The District has identified a number of deficiencies associated with the building envelope, the HVAC system, electrical and plumbing systems, and several accessibility and life safety issues. In addition to the physical plant concerns, the District has stated that nearly all of the core curriculum spaces are undersized when compared to the MSBA guidelines and that there is a lack of storage space for classrooms, administrative, athletic, and maintenance. By comparison, the current MSBA space guidelines for a 550 student school yields a 124,300 gross square foot facility.
Original Design Capacity:	Unknown
2009-2010 Enrollment:	551 (grades 7-12)
Agreed Upon Enrollment:	630 (grades 6-12)
Enrollment Specifics	Originally, the MSBA and the District agreed on a design enrollment of 540 students for grades 7-12 and that further consideration for potential grade reconfiguration and/or consolidation would need to be evaluated as part of the feasibility study. Based on the results of that additional study, the MSBA and the District mutually agreed on a design enrollment of 630 students for grades 6-12.

MSBA Votes	
Invitation to Feasibility Study:	November 28, 2007
Preferred Schematic Authorization:	<p>The MSBA Board voted on June 6, 2009 to approve the Town of Granby to proceed into Schematic Design for the addition/ renovation to the existing Granby Middle School/High School and the East Meadow Elementary school to construct a centralized K-12 facility on the site of the existing Granby Middle School/High School.</p> <p>Due to financial limitations, the Town undertook a second feasibility study to investigate less costly alternatives.</p> <p>Based on the conclusions of the second feasibility study, the MSBA Board voted on May 26, 2010 to approve the Town of Granby to Proceed into Schematic Design for the replacement of the existing Middle School/High School with a new facility serving grades 6-12 on the existing site.</p>
Project Scope & Budget Authorization:	September 29, 2010

Consultants	
Owner's Project Manager:	Skanska USA Building, Inc.
Designer:	Dore & Whittier Architects, Inc.

Discussion

MSBA staff has reviewed the schematic drawings, specifications, and cost estimates provided by the District and have met with the District and its consultants to discuss scope and budget. The District has provided a total project budget of \$45,965,516 which includes an estimated construction cost of \$36,992,410. The basis of the Total Facilities Grant would be \$44,562,943, which excludes ineligible costs associated with potable water supply, wastewater treatment, abatement of asbestos-containing floor materials, removal and disposal of existing underground storage tanks, and eligible site costs in excess of 8% of the building construction costs.

Project Scope & Budget Agreement		
Design Enrollment: 630 Total Gross Square Feet: 133,896	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$45,965,516	\$44,562,943
Project Cost per square foot:	\$343	\$333
Total Construction Budget:	\$36,992,410	\$35,659,777
Construction Cost per square foot:*	\$276	\$266
Reimbursement Rate:		62.52%
Conditional Reimbursement Rate:**		63.52%
Maximum Total Facilities Grant: (Based on 63.52%)		\$28,306,382

*Does not include Construction Contingency

**The District intends to seek approval from the Office of the Inspector General to utilize the Construction Manager at Risk Construction delivery method for this project. The Reimbursement Rate of 62.52% for the project shall be subject to an increase of up to one (1) incentive reimbursement point for a total of 63.52%, when the District receives approval from the Office of the Inspector General to utilize the Construction Manager at Risk construction delivery method.

MSBA staff recommends a maximum Total Facilities Grant of \$27,860,752 for the Project Scope and Budget Agreement and Project Funding Agreement for the new Granby Middle School/High School, and requests that the Board of Directors authorize an increase of the Total Facilities Grant to up to \$28,306,382 in the event that the Office of the Inspector General approves the District to utilize the Construction Manager at Risk Construction delivery method for this project.