

District: Town of Georgetown

School Name and Recommended Category: Penn Brook Elementary School, Project Scope and Budget Middle/High School, Eligibility Period

Date: September 26, 2012

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 Georgetown to replace the existing Penn Brook Elementary School with a new elementary school facility serving grades K-6 on the existing site, subject to the Town (1) securing local authorization and funding to conduct a Feasibility Study to study potential solutions to the deficiencies associated with the Georgetown Middle/High School and (2) demonstrating a continued commitment to resolving the deficiencies at the Middle/High School.

That the Executive Director be further authorized to invite the Town of Georgetown to the Eligibility Period, which shall include a 90-day period during which the Town must complete certain preliminary requirements to the satisfaction of the MSBA, in its sole discretion, as further described in the policies and guidelines of the MSBA, for the Georgetown Middle/High School, as further described in Exhibit A for the Invitation to Eligibility Period, subject to the Board of Directors authorizing the Executive Director to enter into a Project Scope and Budget Agreement and Project Funding Agreement for the replacement of the Penn Brook Elementary School; provided, that the Town must secure local authorization and funding for the Proposed Project at the Penn Brook Elementary School prior to receiving an invitation from the Board of Directors to a feasibility study for the Middle/High School.

District Information	
District Name	Town of Georgetown
Elementary School(s)	Perley Elementary School (PK-1) Penn Brook Elementary School (2-5)
Middle School(s)	N/A
Middle/High School(s)	Georgetown Middle/High School (6-12)
High School(s)	N/A
Priority School Name	Penn Brook Elementary School
Type of School	Elementary School
Grades Served	2-5
Year Opened	1970
Total Square Footage	63,640
Additions	N/A
Acreage of Site	64 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none">- Structural integrity- Mechanical systems- Electrical systems

District Information	
	<ul style="list-style-type: none"> - Plumbing systems - Envelope - Roof - Accessibility <p>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.</p>
Original Design Capacity	Unknown
2011-2012 Enrollment	474
Agreed Upon Enrollment	770
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 770 students serving grades K-6.

MSBA Board Votes	
Invitation to Feasibility Study	March 31, 2010
Preferred Schematic Authorizations	June 6, 2012
Project Scope & Budget Authorization	On October 3, 2012 Board agenda
Reimbursement Rate Before Incentives	51.42%
Incentive Points	1.34 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	54.76%

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	Municipal Building Consultants, Inc.
Designer	Drummey Rosane Anderson, 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 \$43,882,205, which includes an estimated construction cost of \$36,979,465 (\$377/sf). The basis of the estimated maximum Total Facilities Grant would be \$34,872,113, which excludes legal fees, Owner’s Project Manager fees in excess of 3.5% of estimated construction, costs associated with abatement of asbestos-containing floor materials, removal of fuel storage tanks, site costs in excess of 8% of estimated building cost, costs associated with mailing and moving, and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 770 Total Square Feet: 98,000	District's Proposed Project Budget
Project Budget ¹	\$43,882,205
Scope Exclusions/Ineligible Costs	\$9,010,092
Estimated Basis of Total Facilities Grant	\$34,872,113
Reimbursement Rate	54.76%
Estimated Maximum Total Facilities Grant ²	\$19,095,969
Potentially eligible owner's and construction contingencies	\$2,287,195
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$1,252,468
Total Project Budget	\$46,169,400
Maximum Total Facilities Grant ³	\$20,348,437

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 Subject to review and audit. 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.

Based on the information that the MSBA has received from the Town of Georgetown, staff recommends that the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Georgetown to replace the existing Penn Brook Elementary School with a new elementary school facility serving grades K-6 on the existing site, subject to the following conditions and limitations:

- The District must secure local authorization and funding to complete a Feasibility Study that assesses potential solutions to the interior environment issues and water infiltration and site drainage issues at the existing Georgetown Middle/High School. The MSBA will require a certified copy of the vote indicating that such funds have been authorized and appropriated for the Feasibility Study.
- The District must demonstrate a continued commitment to resolving the deficiencies at the existing Georgetown Middle/High School and must provide status updates of progress upon request by the MSBA.

In summary, MSBA staff recommends two items for the Board's consideration:

- Staff recommends that the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement for the Penn Brook Elementary School with an estimated maximum Total Facilities Grant of \$19,095,969; however, the District may be eligible for up to an additional \$1,252,468 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 \$20,348,437 for the Project Scope and Budget Agreement and Project Funding Agreement for the Town of Georgetown to replace the existing Penn Brook Elementary School with a new elementary school facility serving grades K-6 on the existing site, subject to the District securing local authorization and funding to conduct a Feasibility Study to investigate solutions to address deficiencies associated with the Georgetown Middle/High School and demonstrating a continued commitment to resolving such deficiencies.

- Staff also recommends that the District be invited into Eligibility Period, which shall include a 90-day period during which the District must complete certain preliminary requirements to the satisfaction of the MSBA, for the Georgetown Middle/High School.