

District: Town of Williamsburg
 School Name: Anne T. Dunphy Elementary School
 Recommended Category: Project Scope and Budget
 Date: January 18, 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 Williamsburg for an addition and renovation project at the Anne T. Dunphy Elementary School.

District Information	
District Name	Town of Williamsburg
Elementary School(s)	Anne T. Dunphy Elementary School (3-6) Helen E. James Elementary School (PK-2)
Middle School(s)	None
High School(s)	Students attend the Hampshire Regional High School (7-12) in the Hampshire Regional School District.
Priority School Name	Anne T. Dunphy Elementary School
Type of School	Elementary School
Grades Served	3-6
Year Opened	1953
Total Square Footage	21,935
Additions	1986, renovations included windows, peaked roof, handicap accessible bathroom, and wheelchair lift to the stage
Acreage of Site	7.5 acres
Building Issues	The District noted deficiencies in the following areas: - HVAC systems - Accessibility In addition to physical plant issues, the District reported overcrowding.
Original Design Capacity	n/a
2010-2011 Enrollment	74 (3-6)
Agreed Upon Enrollment	The District signed a Study Enrollment Certification on August 16, 2010 in support of grade configuration for a study of 170 students for grades K-6 and 100 students for grades 3-6.
Enrollment Specifics	The proposed project includes a grade reconfiguration that combines the District's K-6 population into a single facility. K-2 students currently housed at the adjacent James Elementary School will be relocated into the Dunphy Elementary School. The newly renovated and expanded Dunphy Elementary School will also serve the District's PK population.

MSBA Board Votes	
Invitation to Feasibility Study	March 25, 2009
Preferred Schematic Authorization	July 29, 2009

Project Scope & Budget Authorization	January 25, 2012
Reimbursement Rate Before Incentive Points	55.42%
Incentive Points	- Maintenance: 1.54 - Major Reconstruction or Reno/Reuse: 2.90 - Energy Efficiency – “Green Schools”: 2.00
* Total Reimbursement Rate	61.86%

** 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 points, the District will not qualify for these incentive points, and the MSBA will adjust the reimbursement rate accordingly.*

Consultants	
Owner’s Project Manager	Arcadis
Designer	Drumme y 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 \$12,923,689, which includes an estimated construction cost of \$9,553,527. The basis of the estimated maximum Total Facilities Grant would be \$11,198,842, which excludes legal fees, designer fees in excess of 11% of estimated construction, site costs in excess of 8% of estimated building cost, costs associated with moving, and owner’s and construction contingency costs.

The District also is proposing four alternates: an upgraded emergency power generator to support a community emergency center, interactive white boards, upgraded play surface, and replacement of the bleachers in the gymnasium. As the District does not intend to pursue these alternates unless it can be done within the existing budget, the estimated cost for these alternates is not included in either the Total Project Budget or the basis of the estimated maximum Total Facilities Grant. The District has not provided an estimated cost for the upgraded emergency generator; however, all costs associated with this proposed alternate are categorically ineligible for reimbursement and would be 100% borne by the District. The total estimated budget for the interactive white boards, upgraded play surface, and replacement of the bleachers is \$374,370.

The MSBA may participate in costs associated with the interactive white boards, subject to the MSBA’s FF&E allowance of \$2,400 per student. The MSBA may participate in costs associated with the upgraded play surface, subject to the MSBA’s cap on site costs of 8% of building costs. The MSBA will participate in costs associated with replacement of the bleachers, if when bid, the construction cost is within the estimated construction budget.

Project Scope & Budget Agreement		
Design Enrollment: 170 Total Gross Square Feet: 37,859	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget	\$12,923,689	\$11,198,842
Project Cost per square foot	\$341	\$296
Total Construction Budget	\$9,553,527	\$8,928,159
Construction Cost per square foot*	\$252	\$236
Reimbursement Rate	61.86%	
Estimated Maximum Total Facilities Grant**	\$6,924,167	
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$561,405	
Maximum Total Facilities Grant***	\$7,485,572	

* Does not include construction contingency

** Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA 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.

MSBA staff recommends an estimated maximum Total Facilities Grant of \$6,924,167; however, the District may be eligible for up to an additional \$561,405 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 \$7,485,572 for the Project Scope and Budget Agreement and Project Funding Agreement for the addition and renovation project at the existing Anne T. Dunphy Elementary School.