

District: Town of Lincoln  
 School Name: Lincoln School  
 Recommended Category: Project Scope and Budget  
 Date: July 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 Lincoln for an addition and renovation project at the Lincoln School.

<b>District Information</b>	
District Name	Town of Lincoln
Elementary School(s)	Lincoln School (K-8)
Middle School(s)	N/A
High School(s)	N/A
Priority School Name	Lincoln School
Type of School	Elementary-Middle School
Grades Served	K-8
Year Opened	1948
Total Square Footage	141,664
Additions	Classroom additions and upgrades completed in 1953, 1955, 1963, and 1970; an addition/renovation project completed in 1994 provided a new library, media center, and several classrooms.
Acreage of Site	54.39 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Mechanical systems</li> <li>- Electrical systems</li> <li>- Plumbing systems</li> <li>- Accessibility</li> </ul> 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
2011-2012 Enrollment	626
Agreed Upon Enrollment	600
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 600 students serving grades K-8.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study	September 30, 2009
Preferred Schematic Authorizations	January 25, 2012
Project Scope & Budget Authorization	On July 25, 2012 Board agenda
Reimbursement Rate Before Incentives	36.89%

Incentive Points <sup>1</sup>	1.82 – Maintenance 1.00 – CM @ Risk 3.09 – Major reconstruction or renovation/reuse 2.00 – Energy Efficiency – “Green Schools”
Total Reimbursement Rate <sup>1</sup>	44.80%

<sup>1</sup> The MSBA has provisionally included one (1) incentive point for the Construction Manager at Risk construction delivery method, subject to the District receiving approval from the Office of the Inspector General to utilize this method. The MSBA also 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 receive approval for the Construction Manager at Risk delivery method and/or does not meet the requirements for the energy efficiency, the District will not qualify for these incentive points, respectively, and the MSBA will adjust the reimbursement rate accordingly.

<b>Consultants</b>	
Owner’s Project Manager	Skanska USA Building, Inc.
Designer	OMR Architects, 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 \$49,956,541, which includes an estimated construction cost of \$39,700,541 (\$285/sf). The basis of the Estimated Maximum Total Facilities Grant would be \$44,350,385, which excludes site costs in excess of 8% of total building cost and owner’s and construction contingency costs.

The District also is proposing six alternates totaling \$1,650,000, which the District will pursue only if they can be done within the existing construction budget. Therefore, the estimated cost for these alternates is not included in either the Total Project Budget or the basis for the Estimated Maximum Total Facilities Grant. The MSBA will not participate in any costs associated with the following three alternates: refinishing the Brooks Auditorium, construction of the greenhouse science lab, and the irrigation system for the soccer and baseball field. All costs associated with these alternates are categorically ineligible for reimbursement and would be 100% borne by the District. The MSBA may participate in costs associated with the following three alternates, if, upon receipt of bids, these alternates are within the construction budget: Reed Gym equipment (fixed), standing seam metal roofs on the 1994 Link Building, and additional insulation to the flat roofs. Any potential MSBA funding for these three alternates would be subject to the MSBA’s cost-per-square-foot funding limits for eligible construction costs.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 600 Total Square Feet: 139,534	District's Proposed Project Budget
Project Budget <sup>1</sup>	\$47,456,541
Scope Exclusions/Ineligible Costs	\$3,106,156
Estimated Basis of Total Facilities Grant	\$44,350,385
Reimbursement Rate	44.80%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$19,868,972
Potentially eligible owner's and construction contingencies	\$2,500,000
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$1,120,000
Total Project Budget	\$49,956,541
Maximum Total Facilities Grant <sup>3</sup>	\$20,988,972

<sup>1</sup> Does not include owner's or construction contingencies.

<sup>2</sup> Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.

<sup>3</sup> 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 \$19,868,972; however, the District may be eligible for up to an additional \$1,120,000 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 \$20,988,972 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project at the Lincoln School.