

District: Town of Georgetown  
 School Name: Georgetown Middle/High School  
 Recommended Category: Project Scope and Budget  
 Date: March 19, 2014

**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 for a limited renovation and repair project at the Georgetown Middle/High School.

<b>District Information</b>	
District Name	Town of Georgetown
Elementary School(s)	Perley School (PK-1) Penn Brook School (2-5)
Middle/High School(s)	Georgetown Middle/High School (6-12)
Priority School Name	Georgetown Middle/High School
Type of School	Middle/High School
Grades Served	6-12
Year Opened	1961
Existing Square Footage	128,670
Additions	1997: addition and renovation
Acreage of Site	N/A
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>- Site drainage and envelope infiltration</li> <li>- Roof</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 as well as existing and projected overcrowding.
Original Design Capacity	Unknown
2013-2014 Enrollment	794
Agreed Upon Enrollment	720
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 720 students serving grades 7-12.

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	October 3, 2012
Invitation to Feasibility Study	January 30, 2013
Preferred Schematic Authorizations	November 20, 2013
Project Scope & Budget Authorization	On March 26, 2014 Board agenda

Reimbursement Rate Before Incentives	50.79%
Incentive Points	1.34 – Maintenance
Total Reimbursement Rate	52.13%

<b>Consultants</b>	
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 \$7,805,726, which includes an estimated construction cost of \$5,861,090 (\$46/sf). The basis of the estimated maximum Total Facilities Grant would be \$7,070,860, which excludes legal fees, costs associated with abatement of asbestos-containing floor materials, costs associated with fixtures, furnishings and equipment, costs associated with mailing and moving, and owner’s and construction contingency costs.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 720	
Total Square Feet: 128,670	District’s Proposed Project Budget
Project Budget <sup>1</sup>	\$7,225,450
Scope Exclusions/Ineligible Costs	\$154,590
Estimated Basis of Total Facilities Grant	\$7,070,860
Reimbursement Rate	52.13%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$3,686,039
Potentially eligible owner’s and construction contingencies	\$287,222
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$149,729
Total Project Budget	\$7,805,726
Maximum Total Facilities Grant <sup>3</sup>	\$3,835,768

<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> 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 \$3,686,039; however, the District may be eligible for up to an additional \$149,729 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 \$3,835,768 for the Project Scope and Budget Agreement and Project Funding Agreement with the Town of Georgetown for a limited renovation and repair project at the Georgetown Middle/High School.