

District: Town of Carver  
 School Name: Carver Elementary School  
 Recommended Category: Project Scope and Budget  
 Date: November 12, 2015

**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 Carver to replace the existing Carver Elementary School on the existing site.

<b>District Information</b>	
District Name	Town of Carver
Elementary School(s)	Carver Elementary School (PK-5) is comprised of two buildings on the same site that function as one school: <ul style="list-style-type: none"> <li>- Erwin K. Washburn Primary School (PK-2)</li> <li>- Governor John Carver School (3-5)</li> </ul>
Middle/High School	Carver Middle/High School (6-12)
Priority School Name	Carver Elementary School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	Erwin K. Washburn Primary School: 1975 Governor John Carver School: 1951
Existing Square Footage	Carver Elementary School, Total Square Footage: 99,010: <ul style="list-style-type: none"> <li>- Erwin K. Washburn Primary School: 64,392</li> <li>- Governor John Carver School: 34,618</li> </ul>
Additions	<ul style="list-style-type: none"> <li>- Erwin K. Washburn Primary School: one-story wing with eight classrooms opened in 1984, and a portable classroom opened in 1988</li> <li>- Governor John Carver School: two-story addition containing a cafeteria and classrooms opened in 1957</li> </ul>
Acreage of Site	23.7 acres
Building Issues	<p>The District identified deficiencies in the following areas:</p> <ul style="list-style-type: none"> <li>- Mechanical, electrical, plumbing systems</li> <li>- Building envelope</li> <li>- Accessibility (Governor John Carver School)</li> </ul> <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
2014-2015 Enrollment	784
Agreed Upon Enrollment	750
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 750 students serving grades K-5, for a project that will serve grades PK-5.

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	January 29, 2014
Invitation to Feasibility Study	July 30, 2014
Preferred Schematic Authorization	June 3, 2015
Project Scope & Budget Authorization	On November 18, 2015 Board agenda
Reimbursement Rate Before Incentives	56.26%
Incentive Points	1.21 – Maintenance 2.00 – Energy Efficiency – “Green Schools” <sup>1</sup>
Total Reimbursement Rate <sup>1</sup>	59.47%

<sup>1</sup>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.

<b>Consultants</b>	
Owner’s Project Manager	PMA Consultants, LLC
Designer	HMFH 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 \$51,953,585, which includes an estimated construction cost of \$39,443,454 (\$351/sf). The Estimated Basis of Total Facilities Grant would be \$43,407,906, which excludes: feasibility study costs considered ineligible for reimbursement<sup>1</sup>; preliminary work associated with new well water utility; legal fees; OPM fees in excess of 3.5% of construction costs; designer fees in excess of 10% of construction costs; costs associated with construction of new well water utility; costs associated with abatement of asbestos-containing floor materials; site costs in excess of 8% of total building cost; construction costs in excess of \$299/sf plus eligible demolition and abatement; costs associated with proposed alternates; costs associated with mailing and moving; and owner’s and construction contingency costs.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 750	District’s Proposed Project Budget
Total Square Feet: 112,278	
Project Budget <sup>2</sup>	\$49,721,618
Scope Exclusions/Ineligible Costs	-\$6,313,712
Estimated Basis of Total Facilities Grant	\$43,407,906
Reimbursement Rate	59.47%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$25,814,682
Potentially eligible owner’s and construction contingencies	\$654,229
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$389,070
Total Project Budget	\$51,953,585
Maximum Total Facilities Grant <sup>4</sup>	\$26,203,752

<sup>1</sup> *The MSBA has considered a portion of feasibility study costs ineligible for reimbursement based on work that was performed in conjunction with the District's 2009 Feasibility Study Agreement in which the District failed to secure local funding to further develop the preferred alternative.*

<sup>2</sup> *Does not include owner's or construction contingencies.*

<sup>3</sup> *Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.*

<sup>4</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 \$25,814,682; however, the District may be eligible for up to an additional \$389,070 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 \$26,203,752 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Carver Elementary School on the existing site.