

District: Narragansett Regional School District  
 School Name: Templeton Center 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 Narragansett Regional School District to replace the existing Templeton Center Elementary School and the Baldwinville Elementary School with a new school serving grades PK-5 on the Templeton Center Elementary School site.

<b>District Information</b>	
District Name	Narragansett Regional School District
Elementary Schools	Templeton Center Elementary School (K-1) Baldwinville Elementary School (2-4) Phillipston Elementary School (PK-4)
Middle School	Narragansett Middle School (5-8)
High School	Narragansett Regional High School (9-12)
Priority School Name	Templeton Center Elementary School
Type of School	Elementary School
Grades Served	K-1
Year Opened	1942
Existing Square Footage	12,600
Additions	N/A
Acreage of Site	3 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>- Envelope</li> <li>- Windows</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
2014-2015 Enrollment	164: Templeton Center Elementary School, grades K-1 188: Baldwinville Elementary School, grades 2-4 99: Narragansett Middle School, 5 <sup>th</sup> grade
Agreed Upon Enrollment	580
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 580 students for grades K-5, for a project that will serve grades PK-5.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study	November 28, 2007
Amendment to Feasibility Study Agreement	March 25, 2015
Preferred Schematic Authorization	August 6, 2015
Project Scope & Budget Authorization	On November 18, 2015 Board agenda
Reimbursement Rate Before Incentives	59.84%
Incentive Points	1.27 – Maintenance 2.00 – Energy Efficiency – “Green Schools” <sup>1</sup>
Total Reimbursement Rate <sup>1</sup>	63.11%

<sup>1</sup>The MSBA 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	Colliers International
Designer	Symmes Maini & McKee Associates, 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 \$47,563,184 which includes an estimated construction cost of \$36,522,000 (\$394/sf). The Estimated Basis of Total Facilities Grant would be \$35,266,418, which excludes: costs associated with procurement for land during feasibility study; legal fees; financing costs; OPM fees in excess of 3.5% of construction costs; designer fees in excess of 10% of construction costs; ineligible costs associated with abatement of asbestos-containing floor materials; site costs in excess of 8% of the total building cost; construction costs in excess of \$299/sf plus eligible demolition and abatement; costs associated with mailing and moving; costs in excess of the MSBA Fixtures, Furniture and Equipment cost caps; and owner’s and construction contingency costs.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 580	District’s Proposed Project Budget
Total Square Feet: 92,735	
Project Budget <sup>1</sup>	\$45,031,794
Scope Exclusions/Ineligible Costs	-\$9,765,376
Estimated Basis of Total Facilities Grant	\$35,266,418
Reimbursement Rate	63.11%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$22,256,637
Potentially eligible owner’s and construction contingencies	\$1,065,220
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$672,260
Total Project Budget	\$47,563,184
Maximum Total Facilities Grant <sup>3</sup>	\$22,928,897

<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 \$22,256,637; however, the District may be eligible for up to an additional \$672,260 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 \$22,928,897 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Templeton Center Elementary School and the Baldwinville Elementary School with a new school serving grades PK-5 on the Templeton Center Elementary School site.