

District: Town of Provincetown
 School Name: Provincetown Schools
 Recommended Category: Project Scope and Budget
 Date: September 23, 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 Provincetown for a limited renovation and repair project at the existing Provincetown Schools facility.

District Information	
District Name	Town of Provincetown
K-8 School	Provincetown Schools (<i>former Provincetown High School</i>)
High School(s)	N/A
Priority School Name	Provincetown Schools
Type of School	Elementary-Middle School
Grades Served	K-8
Year Opened	1931
Existing Square Footage	62,645
Additions	1963: Addition (gym, two science labs and vocational shops) 1986: Library addition, vocational renovations, elevator, and gym roof replacement
Acreage of Site	11.66 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Plumbing systems - Windows - Roof - Accessibility
Original Design Capacity	Unknown
2014-2015 Enrollment	111
Agreed Upon Enrollment	N/A
Enrollment Specifics	N/A

MSBA Board Votes	
Invitation to Eligibility Period	January 29, 2014
Invitation to Feasibility Study	July 30, 2014
Preferred Schematic Authorization	August 6, 2015
Project Scope & Budget Authorization	On September 30, 2015 Board agenda
Reimbursement Rate Before Incentives	49.43%
Incentive Points	1.25 – Maintenance
Total Reimbursement Rate	50.68%

Consultants	
Owner's Project Manager	Atlantic Construction & Management, Inc.
Designer	Raymond Design 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 \$7,310,550, which includes an estimated construction cost of \$5,709,882 (\$91/sf). The Estimated Basis of Total Facilities Grant would be \$6,665,557, which excludes legal fees, site costs in excess of 8% of total building cost, and costs associated with owner's and construction contingency.

Project Scope and Budget Agreement	
Enrollment: N/A (repair) Total Square Feet: 62,645	District's Proposed Project Budget
Project Budget ¹	\$6,910,858
Scope Exclusions/Ineligible Costs	\$245,301
Estimated Basis of Total Facilities Grant	\$6,665,557
Reimbursement Rate	50.68%
Estimated Maximum Total Facilities Grant ²	\$3,378,104
Potentially eligible owner's and construction contingencies	\$342,593
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$173,626
Total Project Budget	\$7,310,550
Maximum Total Facilities Grant ³	\$3,551,731

¹ Does not include owner's or construction contingencies.

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

³ 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 \$3,378,104; however, the District may be eligible for up to an additional \$173,626 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 \$3,551,731 for the Project Scope and Budget Agreement and Project Funding Agreement for a limited renovation and repair project at the existing Provincetown Schools facility.