

District: Town of Granby
 School Name: West Street Elementary School
 Recommended Category: Project Scope and Budget
 Date: January 20, 2016

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 Granby for an addition and renovation project at the existing East Meadow School that will relocate PK–3 students currently attending the existing West Street Elementary School and combine grades PK–6 at the East Meadow School.

District Information	
District Name	Town of Granby
Elementary School(s)	West Street Elementary School (PK–3) East Meadow School (4–6)
Middle School(s)	N/A
High School(s)	Granby Junior Senior High School (7–12)
Priority School Name	West Street Elementary School
Type of School	Elementary School
Grades Served	PK–3
Year Opened	1941
Existing Square Footage	44,139
Additions	1951: Six classrooms and administrative offices added 1956: Eight classrooms, gymnasium, kitchen, cafeteria
Acreage of Site	13.4 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Structural integrity – Mechanical systems – Electrical systems – Plumbing systems – Windows – Accessibility 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
2014-2015 Enrollment	242
Agreed Upon Enrollment	430
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 430 students serving grades K–6.

MSBA Board Votes	
Invitation to Eligibility Period	January 30, 2013
Invitation to Feasibility Study	November 20, 2013
Preferred Schematic Authorization	August 6, 2015
Project Scope & Budget Authorization	On January 27, 2015 Board agenda
Reimbursement Rate Before Incentives	57.74%

MSBA Board Votes	
Incentive Points	1.20 – Maintenance 2.69 – Major reconstruction or renovation/reuse 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	63.63%

¹ 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.

Consultants	
Owner’s Project Manager (“OPM”)	Colliers International
Designer	Jones Whitsett 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 \$34,208,975, which includes an estimated construction cost of \$26,453,000 (\$385/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$26,508,037, which excludes: OPM fees in excess of 3.5% of construction costs; Designer fees associated with the new well; ineligible 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/sq. ft. plus eligible demolition and abatement costs; costs associated with the removal of fuel storage tanks; cost associated with new well construction; costs associated with mailing and moving; and owner’s and construction contingency costs.

The proposed scope includes one potential construction deduct-alternate totaling \$251,729 that may be exercised if construction bids received are higher than the anticipated construction budget. The proposed cost associated with this deduct-alternate will not impact reimbursement if the District accepts this deduct-alternate because the reimbursable construction will continue to exceed the \$299/sq. ft. cap based on the District's schematic design submittal. The MSBA has also found \$278,967 associated with the current feasibility to be ineligible for reimbursement based on MSBA’s previous participation of state funding for the District’s 2009 Feasibility Study of the Granby Junior Senior High School, which included feasibility study options to address educational deficiencies associated with the elementary grade facilities.

Project Scope and Budget Agreement	
Enrollment: 430	District’s Proposed Project Budget
Total Square Feet: 68,760	
Project Budget ¹	\$32,225,000
Scope Exclusions/Ineligible Costs	-\$5,716,963
Estimated Basis of Total Facilities Grant	\$26,508,037
Reimbursement Rate	63.63%
Estimated Maximum Total Facilities Grant ²	\$16,867,064
Potentially eligible owner’s and construction contingencies	\$1,190,385
Potential additional grant funds for eligible owner’s and	\$757,442

Project Scope and Budget Agreement	
construction contingency expenditures	
Total Project Budget	\$34,208,975
Maximum Total Facilities Grant ³	\$17,624,506

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 \$16,867,064; however, the District may be eligible for up to an additional \$757,442 in grant funds, subject to the MSBA's review and audit of the owner's and construction contingency expenditures. Accordingly, MSBA staff recommends a Maximum Total Facilities Grant of \$17,624,506 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project at the existing East Meadow School that will relocate PK-3 students currently attending the existing West Street Elementary School and combine grades PK-6 at the East Meadow School.