

District: Town of Hanover
 School Name: Sylvester Elementary School
 Recommended Category: Project Scope and Budget
 Date: July 13, 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 Hanover for an addition and renovation project at the Center Elementary School that will relocate students in Grades 2-4 currently attending the Cedar Elementary School and students in Grades 3-4 currently attending the Sylvester Elementary School, into a District-wide, Grades 2-4 school located at the existing Center Elementary School.

District Information	
District Name	Town of Hanover
Elementary Schools	Cedar Elementary School (PK-4) Center Elementary School (PK-2) Sylvester Elementary School (3-4)
Middle School	Hanover Middle School (5-8)
High School	Hanover High School (9-12)
Priority School Name	Sylvester Elementary School
Type of School	Elementary School
Grades Served	3-4
Year Opened	1927
Existing Square Footage	32,377
Additions	1960
Acreage of Site	34.7 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 - Envelope - Accessibility 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
2015-2016 Enrollment	234
Agreed Upon Enrollment	560
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 560 students serving grades 2-4.

MSBA Board Votes	
Invitation to Eligibility Period	January 29, 2014
Invitation to Feasibility Study	September 24, 2014
Preferred Schematic Authorization	March 30, 2016
Project Scope & Budget Authorization	On July 20, 2016 Board agenda

Reimbursement Rate Before Incentives	47.21%
Incentive Points	1.71 – Maintenance 2.78 – Major reconstruction or renovation/reuse 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	53.70%

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 (the “OPM”)	P-Three, Inc.
Designer	Mount Vernon Group 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 \$32,446,161, which includes an estimated construction cost of \$26,075,672 (\$269/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$29,543,479, which excludes: OPM fees in excess of 3.5% of construction costs; designer fees associated with ineligible square footage; costs associated with abatement of asbestos-containing floor materials; site costs in excess of 8% of total building cost; costs associated with the renovation of the auditorium and Score Program spaces; costs associated with the commissioning of ineligible square footage; and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 560 Proposed Total Square Feet: 97,099	District’s Proposed Project Budget
Project Budget ¹	\$31,346,734
Scope Exclusions/Ineligible Costs	\$1,803,255
Estimated Basis of Total Facilities Grant	\$29,543,479
Reimbursement Rate	53.70%
Estimated Maximum Total Facilities Grant before Recovery ²	\$15,864,848
Cost Recovery	\$3,094
Estimated Maximum Total Facilities Grant ²	\$15,861,754
Potentially eligible owner’s and construction contingencies	\$571,513
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$306,902
Total Project Budget	\$32,446,161
Maximum Total Facilities Grant ³	\$16,168,656

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 \$15,861,754; however, the District may be eligible for up to an additional \$306,902 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 \$16,168,656 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project at the Center Elementary School that will relocate students in Grades 2-4 currently attending the Cedar Elementary School and students in Grades 3-4 currently attending the Sylvester Elementary School, into a District-wide, Grades 2-4 school located at the existing Center Elementary School.