

District: Town of Westport
 School Name: Westport Middle School (Middle/High School)
 Recommended Category: Project Scope and Budget
 Date: December 6, 2017

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 Westport to replace the existing Westport Middle School with a new District-wide grades 5-12 middle/high school on the existing site.

District Information	
District Name	Town of Westport
Elementary Schools	Alice A. Macomber Primary School (PK-2) Westport Elementary School (3-6)
Middle School	Westport Middle School, closed September 2015
High School	Westport Junior & Senior High School (7-12)
Priority School Name	Westport Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1969
Existing Square Footage	115,592
Additions	N/A
Acreage of Site	7 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Plumbing systems – Envelope – Windows – Roof – Accessibility In addition to the physical plant issues, the District reported that the existing facility does not provide the space needed to deliver its educational program, is contaminated with polychlorinated biphenyls (“PCBs”), and is unfit to serve as a school facility. The facility closed in September 2015.
Original Design Capacity	Unknown
2016-2017 Enrollment	N/A
Agreed Upon Enrollment	860
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 860 students serving grades 5-12.
Total Project Funding – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	January 14, 2015
Invitation to Feasibility Study	August 6, 2015

Preferred Schematic Authorization	February 15, 2017
Project Scope & Budget Authorization	On December 13, 2017 Board agenda
Reimbursement Rate Before Incentives	46.16%
Incentive Points	1.31 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	49.47%

¹The MSBA also 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”)	Daedalus Projects, Inc.
Designer	Jonathan Levi Architects, LLC

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 \$96,884,896, which includes an estimated construction cost of \$79,880,726 (\$427/sf.). The Estimated Basis of Total Facilities Grant would be \$76,500,433, which excludes: legal fees; design fees and construction costs associated with the new well and septic system; costs associated with the abatement of asbestos-containing floor materials; costs associated with the removal of contaminated soil; site costs in excess of 8% of the total building cost; costs associated with the ineligible square footage including ineligible gymnasium space; construction costs in excess of \$326/sf. plus eligible demolition and abatement; costs associated with mailing and moving; costs in excess of the \$1,200 per student allowance for fixtures, furniture, and equipment; and owner’s and construction contingency costs.

Additionally, the proposed demolition of the Westport Middle School and the closing of the Westport Junior Senior High School will result in the MSBA recovering a portion of state funds previously paid to the District for the following projects:

- Westport High School ADA (W20034344), completed October 2003;
- Westport High School Energy (W20024308), completed October 2003;
- Westport High School Roof (W20024294), completed October 2002;
- Westport Middle School ADA (W20034345), completed October 2003; and
- Westport High School (201103310505G), completed September 2012.

The MSBA has calculated this recovery of funds to be \$417,713 and this amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

The MSBA will also be recovering a portion of the commissioning consultant fees associated with ineligible square footage. The MSBA has calculated this recovery to be \$8,272 and this amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 860 Proposed Total Square Feet: 187,100	District's Proposed Project Budget
Project Budget ¹	\$92,884,896
Scope Exclusions/Ineligible Costs	-\$16,384,463
Estimated Basis of Total Facilities Grant	\$76,500,433
Reimbursement Rate	49.47%
Estimated Maximum Total Facilities Grant ² (before cost recovery)	\$37,844,764
Cost Recovery	-\$425,985
Estimated Maximum Total Facilities Grant ²	\$37,418,779
Potentially eligible owner's and construction contingencies	\$1,298,807
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$642,520
Total Project Budget	\$96,884,896
Maximum Total Facilities Grant ³	\$38,061,299

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 \$37,418,779; however, the District may be eligible for up to an additional \$642,520 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 \$38,061,299 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Westport Middle School with a new District-wide grades 5-12 middle/high school on the existing site.