

District: Town of Millis  
 School Name: Clyde F. Brown Elementary School  
 Recommended Category: Project Scope and Budget  
 Date: May 3, 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 Millis to replace the existing Clyde F. Brown Elementary School with a new grades PK-5 elementary school on the existing site.

<b>District Information</b>	
District Name	Town of Millis
Elementary School(s)	Clyde F. Brown Elementary School (PK-4)
Middle School(s)	Millis Middle School (5-8)
High School(s)	Millis High School (9-12)
Priority School Name	Clyde F. Brown Elementary School
Type of School	Elementary School
Grades Served	PK-4
Year Opened	1954
Existing Square Footage	67,210
Additions	In 1991, a 48,000 sq. ft. addition for grades 3-5 was attached to the existing K-2 elementary school. A new gym was added along with a cafeteria, kitchen, library, pupil personnel services suite, and 21 general classrooms.
Acreage of Site	6.6 acres
Building Issues	<p>The District identified deficiencies in the following areas:</p> <ul style="list-style-type: none"> <li>- Deficient mechanical, electrical &amp; plumbing systems</li> <li>- Lack of fire protection systems and controls</li> <li>- Deficient roof &amp; windows</li> <li>- Inefficient envelope and systems</li> <li>- Lack of accessibility for the handicapped</li> </ul> <p>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. Non-traditional learning spaces are in use, impacting delivery of special education, and the building's network does not support technology.</p>
Original Design Capacity	Unknown

<b>District Information</b>	
2016-2017 Enrollment	528
Agreed Upon Enrollment	515 students for grades K-5
Enrollment Specifics	The Town and MSBA have mutually agreed upon a design enrollment of 515 students for grades K-5, for a project that will serve grades PK-5.

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	June 4, 2014
Invitation to Feasibility Study	March 25, 2015
Preferred Schematic Authorizations	September 28, 2016
Project Scope & Budget Authorization	On May 12, 2017 Board agenda
Reimbursement Rate Before Incentives	52.89%
Incentive Points	1.38 – Maintenance 1.00 – CM @ Risk 2.00 – Energy Efficiency – “Green Schools”
Total Reimbursement Rate <sup>1</sup>	57.27%

<sup>1</sup> The MSBA has provisionally included one (1) incentive point for the Construction Manager at Risk construction delivery method, subject to the District receiving approval from the Office of the Inspector General to utilize this method. The 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 receive approval for the Construction Manager at Risk delivery method and/or does not meet the requirements for the energy efficiency, the District will not qualify for these incentive points, respectively, and the MSBA will adjust the reimbursement rate accordingly.

<b>Consultants</b>	
Owner’s Project Manager	Compass Project Management, Inc.
Designer	Tappe Architects

## **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 \$52,765,857, which includes an estimated construction cost of \$42,591,393 (\$474/sf). The estimated basis of the maximum Total Facilities Grant would be \$36,582,347, which excludes

legal fees, OPM fees in excess of 3.5% of construction costs, local permitting costs, ineligible costs associated with abatement of asbestos-containing floor materials, costs associated with abatement of underground storage tanks and contaminated soils, site costs in excess of 8% of total building cost, construction costs in excess of \$312/sf plus eligible demolition and abatement, costs associated with mailing and moving, costs associated with ineligible square footage, and owner's and construction contingency costs.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 515	
Total Square Feet: 89,852	District's Proposed Project Budget
Project Budget <sup>1</sup>	\$50,662,201
Scope Exclusions/Ineligible Costs	\$14,079,854
Estimated Basis of Total Facilities Grant	\$36,582,347
Reimbursement Rate	57.27%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$20,950,710
Potentially eligible owner's and construction contingencies	\$825,914
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$473,001
Total Project Budget	\$52,765,857
Maximum Total Facilities Grant <sup>3</sup>	\$21,423,711

<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 \$20,950,710; however, the District may be eligible for up to an additional \$473,001 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 \$21,423,711 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Clyde F. Brown Elementary School with a new grades PK-5 elementary school on the existing site.