

District: Triton Regional School District
 School Name: Pine Grove Elementary School
 Recommended Category: Project Scope and Budget
 Date: June 21, 2017

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Triton Regional School District for a limited renovation and repair project at the Pine Grove Elementary School.

District Information	
District Name	Triton Regional School District
Elementary School(s)	Newbury Elementary School (PK-6) Pine Grove School (PK-6) Salisbury Elementary (PK-6)
Middle School(s)	Triton Regional Middle School (7-8)
High School(s)	Triton Regional High School (9-12)
Priority School Name	Pine Grove School
Type of School	Elementary School
Grades Served	PK-6
Year Opened	1954
Existing Square Footage	87,064 sq. ft.
Additions	In 1962, the "North Wing" was constructed and it houses the administration offices, a staff lounge, the Special Education Office, and grade six classrooms. In 1988, the "East Wing" was constructed and it houses all of the Kindergarten, Preschool, the Library, Music classroom, the Computer Lab, the Gymnasium, and the entirety of the fourth and fifth grades.
Acreage of Site	16.19 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Plumbing systems - Envelope - Roof
Original Design Capacity	Unknown
2016-2017 Enrollment	471
Agreed Upon Enrollment	415
Enrollment Specifics	The Triton Regional School District and MSBA have mutually agreed upon a design enrollment of 415 students for grades K-6, for a project that will serve grades PK-6.

MSBA Board Votes	
Invitation to Eligibility Period	January 27, 2016
Invitation to Feasibility Study	July 20, 2016
Preferred Schematic Authorization	February 15, 2017
Project Scope & Budget Authorization	On June 28, 2017 Board agenda
Reimbursement Rate Before Incentives	48.47%
Incentive Points	0.99 – Maintenance 1.00 – CM @ Risk (Received OIG Approval on November 14, 2016)
Total Reimbursement Rate	50.46%

Consultants	
Owner’s Project Manager (the “OPM”)	Pinck & Co.
Designer	Dore & Whittier 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 \$38,992,086, which includes an estimated construction cost of \$30,191,749 (\$344/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$32,231,778, which excludes OPM fees in excess of 3.5% of construction costs, Designer fees in excess of 10% of construction costs, ineligible costs associated with abatement of asbestos-containing floor materials, site costs in excess of 8% of total building cost, costs associated with septic system upgrades, costs associated with mailing and moving, and owner’s and construction contingency costs.

The District is proposing six alternates with a total estimated construction cost of \$529,525. These costs are in addition to the costs presented above and will only be accepted by the District if savings are sufficient such that they can be provided for within the construction cost presented above. The MSBA would consider costs as eligible for reimbursement to the extent that eligible costs remain at or below the MSBA construction funding limit of \$312/sq.ft. and that the total construction cost is at or below the District’s proposed construction budget of \$30,191,749 for the following alternates: theater package (for cafetorium/all-purpose space), linoleum flooring in lieu of VCT flooring, motorized equipment for basketball hoops, replacement of existing louvers with brick, TPO roofing in lieu of EDPM roofing. The playground equipment alternate is ineligible for reimbursement as the proposed site costs as estimated at the conclusion of schematic design are in excess of the MSBA site cap.

Project Scope and Budget Agreement	
Enrollment: 415 Proposed Total Square Feet: 87,674	District's Proposed Project Budget
Project Budget ¹	\$36,784,987
Scope Exclusions/Ineligible Costs	- \$4,553,209
Estimated Basis of Total Facilities Grant	\$32,231,778
Reimbursement Rate	50.46%
Estimated Maximum Total Facilities Grant ²	\$16,264,155
Potentially eligible owner's and construction contingencies	\$1,339,535
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$675,929
Total Project Budget	\$38,992,086
Maximum Total Facilities Grant ³	\$16,940,084

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 \$16,264,155; however, the District may be eligible for up to an additional \$675,929 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 \$16,940,084 for the Project Scope and Budget Agreement and Project Funding Agreement for a limited renovation and repair project at the Pine Grove Elementary School.