

District: Town of Clarksburg  
 School Name: Clarksburg Elementary School  
 Recommended Category: Project Scope and Budget  
 Date: August 16, 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 Clarksburg for an addition and renovation project at the Clarksburg Elementary School.

<b>District Information</b>	
District Name	Town of Clarksburg
Elementary School(s)	Clarksburg Elementary School (K-8)
Middle School(s)	N/A
High School(s)	N/A – Regionalized at High School level
Priority School Name	Clarksburg Elementary School
Type of School	Elementary School
Grades Served	K-8
Year Opened	1952
Existing Square Footage	25,423
Additions	1966 1978
Acreage of Site	Approximately 20 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>– Mechanical systems</li> <li>– Electrical systems</li> <li>– Plumbing systems</li> <li>– Building Envelope</li> <li>– Accessibility</li> </ul> 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
2016-2017 Enrollment	173
Agreed Upon Enrollment	150
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 150 students for grades K-8, for a project that will serve grades PK-8.

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	January 14, 2015
Invitation to Feasibility Study	November 18, 2015
Preferred Schematic Authorization	May 12, 2017
Project Scope & Budget Authorization	On August 23, 2017 Board agenda
Reimbursement Rate Before Incentives	64.72%

Incentive Points	1.29 – Maintenance 2.61 – Major reconstruction or renovation/reuse 2.00 – Energy Efficiency – “Green Schools” <sup>1</sup>
Total Reimbursement Rate <sup>1</sup>	70.62%

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.

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	PCA360
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 \$19,097,075, which includes an estimated construction cost of \$14,320,678 (\$376 per square foot). The Estimated Basis of Total Facilities Grant would be \$16,086,876, which excludes: legal fees; 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 the total building cost; construction costs in excess of \$326 per square foot plus eligible demolition and abatement; costs associated with swing space; costs associated with mailing and moving; costs in excess of the \$1,200 per student allowance for fixtures, furniture, and equipment; costs in excess of the \$1,200 per student allowance for technology; and owner’s and construction contingency costs.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 150 Proposed Total Square Feet: 38,132	District’s Proposed Project Budget
Project Budget <sup>1</sup>	\$17,736,610
Scope Exclusions/Ineligible Costs	-\$1,649,734
Estimated Basis of Total Facilities Grant	\$16,086,876
Reimbursement Rate	70.62%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$11,360,552
Potentially eligible owner’s and construction contingencies	\$572,828
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$404,531
Total Project Budget	\$19,097,075
Maximum Total Facilities Grant <sup>3</sup>	\$11,765,083

<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 \$11,360,552; however, the District may be eligible for up to an additional \$404,531 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 \$11,765,083 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project at the Clarksburg Elementary School.