

District: Town of Tisbury
 School Name: Tisbury School
 Recommended Category: Project Scope and Budget
 Date: February 7, 2018

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 Tisbury to replace the existing Tisbury School on the existing site.

District Information	
District Name	Town of Tisbury
Elementary School(s)	Tisbury Elementary School (K-8)
Middle School(s)	N/A
High School(s)	N/A
Priority School Name	Tisbury School
Type of School	Elementary School
Grades Served	K-8
Year Opened	1929
Existing Square Footage	56,410
Additions	1938 1995 2002 (Modular Classroom)
Acreage of Site	5.15 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical and electrical systems – Windows – Finishes 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 overcrowding.
Original Design Capacity	Unknown
2015-2016 Enrollment	321
Agreed Upon Enrollment	285
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 285 students for grades K-8, for a project that will serve grades PK-8.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	January 27, 2016
Invitation to Feasibility Study	May 25, 2016
Preferred Schematic Authorization	August 23, 2017
Project Scope & Budget Authorization	On February 14, 2018 Board agenda

MSBA Board Votes	
Reimbursement Rate Before Incentives	41.26%
Incentive Points	1.02 – Maintenance 1.00 – CM @ Risk ¹ 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	45.28%

¹ Subject to the approval of the Office of the Inspector General for the District’s use of the Construction Manager at Risk construction delivery method for the Proposed Project and the District’s intention to actually use that construction delivery method for the Proposed Project, the MSBA has provisionally included one (1) incentive point. In addition, subject to the District’s intention to meet certain energy efficiency sustainability requirements for the Proposed Project, the MSBA has also provisionally included two (2) incentive points. If the District does not ultimately qualify for some or all of these incentive points the MSBA will adjust the District’s reimbursement rate, accordingly.

Consultants	
Owner’s Project Manager (the “OPM”)	Daedalus Projects, Inc.
Designer	T2 Architecture

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss the proposed project’s scope and budget. The District has provided a Total Project Budget of \$48,682,795, which includes an estimated construction cost of \$39,706,195 (\$527/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$32,669,431, which excludes legal fees, 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, construction costs in excess of \$333/sq. ft. 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; costs in excess of the \$1,200 per student allowance for technology, and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 285	District’s Proposed
Proposed Total Square Feet: 75,390	Project Budget
Project Budget ¹	\$46,782,795
Scope Exclusions/Ineligible Costs	-\$14,113,364
Estimated Basis of Total Facilities Grant	\$32,669,431
Reimbursement Rate	45.28%
Estimated Maximum Total Facilities Grant ²	\$14,792,718
Potentially eligible owner’s and construction contingencies	\$697,062
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$315,630
Total Project Budget	\$48,682,795
Maximum Total Facilities Grant ³	\$15,108,348

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 \$14,792,718; however, the District may be eligible for up to an additional \$315,630 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 \$15,108,348 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Tisbury School on the existing site.