

District: Bridgewater-Raynham Regional School District
 School Name: George H. Mitchell Elementary School
 Recommended Category: Project Scope and Budget
 Date: August 21, 2019

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Bridgewater-Raynham Regional School District (the “District”) to replace the existing George H. Mitchell Elementary School with a new facility on the existing site.

District Information	
District Name	Bridgewater-Raynham Regional School District
Elementary School(s)	George H. Mitchell Elementary School (PK-3) L.B. Merrill Elementary School (K-1) LaLiberte Elementary School (2-4) Williams Intermediate School (4-6)
Middle School(s)	Bridgewater Middle School (7-8) Raynham Middle School (5-8)
High School(s)	Bridgewater-Raynham Regional High School (9-12)
Priority School Name	George H. Mitchell Elementary School
Type of School	Elementary School
Grades Served	PK-3
Year Opened	1997
Existing Square Footage	127,804
Additions	N/A
Acreage of Site	22 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Structural integrity – Mechanical systems – Electrical systems – Building envelope
Original Design Capacity	Unknown
2018-2019 Enrollment	1,095
Agreed Upon Enrollment	740
Enrollment Specifics	The Bridgewater-Raynham Regional School District and MSBA have mutually agreed upon a design enrollment of 740 students for grades K-2, for a project that will serve grades PK-2.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	February 15, 2017
Invitation to Feasibility Study	October 25, 2017
Preferred Schematic Authorization	April 10, 2019
Project Scope & Budget Authorization	On August 28, 2019 Board agenda
Reimbursement Rate Before Incentives	55.63%
Incentive Points	1.65 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹

Total Reimbursement Rate ¹	59.28%
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¹ 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 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	Raymond Design Associates, 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 \$80,600,000, which includes an estimated construction cost of \$64,679,981 (\$490/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$55,933,442, which excludes legal fees, OPM and Designer fees associated with ineligible square footage, 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, costs associated with the commissioning of ineligible square footage, owner’s and construction contingency costs, and other ineligible costs.

Project Scope and Budget Agreement	
Enrollment: 740	District’s Proposed Project Budget
Proposed Total Square Feet: 132,045	
Project Budget ¹	\$76,859,981
Scope Exclusions/Ineligible Costs	-\$20,926,539
Estimated Basis of Total Facilities Grant	\$55,933,442
Reimbursement Rate	59.28%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$33,157,344
Cost Recovery	-\$3,137
Estimated Maximum Total Facilities Grant ²	\$33,154,207
Potentially Eligible Owner’s and Construction Contingencies	\$1,136,819
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures	\$673,906
Total Project Budget	\$80,600,000
Maximum Total Facilities Grant ^{3,4}	\$33,828,113

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.

⁴ Maximum Total Facilities Grant will be allocated in part to the current Grant Cap, and in part to future available Grant Cap space.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$33,154,207; however, the District may be eligible for up to an additional \$673,906 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 \$33,828,113 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing George H. Mitchell Elementary School with a new facility on the existing site.