

District: Town of Somerset
 School Name: Somerset Middle School
 Recommended Category: Project Scope and Budget
 Date: April 7, 2021

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 Somerset (the “District”), to replace the existing Somerset Middle School with a new facility serving students in grades 6-8 on the existing site.

District Information	
District Name	Town of Somerset
Elementary School(s)	Chace Street (PK-5), North (K-5), South (K-5)
Middle School(s)	Somerset Middle (6-8)
High School(s)	N/A – High School is a part of the Somerset-Berkley Regional School District
Priority School Name	Somerset Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1965
Existing Square Footage	126,980
Additions	1969 additional wing
Acreage of Site	26.2 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Mechanical systems – Electrical systems – Envelope – Windows – Accessibility
Original Design Capacity	721
2020-2021 Enrollment	614
Agreed Upon Enrollment	590
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 590 students serving grades 6-8.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 13, 2017
Invitation to Feasibility Study	October 31, 2018
Preferred Schematic Authorization	June 24, 2020
Project Scope & Budget Authorization	On April 14, 2021 Board agenda
Reimbursement Rate Before Incentives	58.37%
Incentive Points	1.22 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	61.59%

¹The 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.

Consultants	
Owner’s Project Manager (the “OPM”)	CGA Project Management
Designer	Ai3 Architects LLC

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 \$85,020,490, which includes an estimated construction cost of \$68,956,365 (\$563/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$49,956,051, which excludes legal fees, OPM and designer fees associated with ineligible square footage, costs associated with ineligible square footage, costs associated with abatement of flooring materials containing asbestos, 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 alternates for re-installation of existing district-owned photovoltaic array, costs associated with mailing and moving, costs in excess of the \$1,200 per student allowance for fixtures, furniture, and equipment, and owner’s and construction contingency costs.

Additionally, costs associated with the commissioning of ineligible square footage will result in the recovery of a portion of the overall commissioning cost. The MSBA has calculated this recovery of commissioning-related funds to be \$8,780. This cost recovery amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 590	District’s Proposed
Proposed Total Square Feet: 124,200	Project Budget
Project Budget ¹	\$81,520,490
Scope Exclusions/Ineligible Costs	-\$31,564,439
Estimated Basis of Total Facilities Grant	\$49,956,051
Reimbursement Rate	61.59%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$30,767,932
Cost Recovery	-\$8,780
Estimated Maximum Total Facilities Grant ²	\$30,759,152
Potentially Eligible Owner’s and Construction Contingencies	\$1,689,564
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures	\$1,040,602
Total Project Budget	\$85,020,490
Maximum Total Facilities Grant ^{3,4}	\$31,799,754

¹Does not include Owner’s or Construction Contingencies.

²Does not include any grant funds for potentially eligible Owner's or Construction Contingency Expenditures; subject to MSBA review and audit.

³Includes 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.

⁴Maximum 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 \$30,759,152; however, the District may be eligible for up to an additional \$1,040,602 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 \$31,799,754 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Somerset Middle School with a new facility serving students in grades 6-8 on the existing site.