District: Douglas
School Name: Douglas Elementary School and Douglas Intermediate School
Recommended Category: Project Scope and Budget
Date: March 30, 2011

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 Douglas to participate in the MSBA's Model Elementary School Program for a new grade 2-5 Elementary School, and to repair and upgrade the existing grade 3-7 Intermediate School to accommodate grades 6-8, with both facilities to be located on the same site.

District Information	
District Name:	Town of Douglas
Elementary Schools:	2 – Douglas Early Childhood (PreK) – Douglas Elementary School (K-2)
Middle Schools:	1 – Douglas Intermediate (3-7)
High Schools:	1 – Douglas High School (8-12)
Priority School Name:	Douglas Intermediate School
Type of School:	Intermediate
Grades Served:	3-7
Year Opened:	1987
Total Square Footage:	89,000 Total Square Feet (not including portables)
Additions:	In 2000/2002 a total of 12 portables were added.
Acreage of Site:	155 acres
Building Issues:	The District noted deficiencies in the following areas: - Windows - Doors - HVAC - No Sprinkler System - Roof In addition to the physical plant issues, the District reported overcrowding throughout the District and inadequate spaces for speech, OT/PT services and guidance.
Original Design Capacity:	450 middle/high students
2010-2011 Enrollment:	645
Agreed Upon Enrollment:	1,000 (2 schools, grades 2-8)
Enrollment Specifics:	To reduce overcrowding in other facilities, the District proposed moving grade 2 from the existing Elementary School and grade 8 from the existing High School resulting in a total design enrollment of 1,000 for the project. The existing Intermediate School would serve 448 students in grades 6-8, and a new Elementary School would serve 552 students in grades 2-5.

MSBA Board Votes	
Invitation to Feasibility Study:	November 28, 2007
Preferred Schematic Authorization:	November 17, 2010
Project Scope & Budget Authorization:	March 30, 2011

Consultants	
Owners Project Manager:	Heery International, Inc.
Designer:	DiNisco Design Partnership, Limited

Douglas Elementary School Discussion:

MSBA staff have reviewed the schematic drawings and specifications provided by the District and have met with the District and its consultants to discuss scope and budget. The District has provided a total project budget of $32,231,824, which includes an estimated construction cost of $24,832,888. The basis of the Total Facilities Grant would be $28,373,528, which excludes feasibility study costs associated with general committee expenses, legal fees, OPM basic services cost in excess of 3.5% of construction costs, model school designer basic services costs in excess of 6.8% of construction costs, site work costs over 8% of the building construction costs, and mailing and moving costs.

Douglas Elementary School 552 Students 83,100 square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget	$32,231,824	$28,373,528
Project Cost per square foot	$388/SF	$341/SF
Total Construction Budget	$24,832,888	$21,669,355
Construction Cost per square foot*	$299/SF	$261/SF
Reimbursement Rate		62.07%
Maximum Total Facilities Grant		$17,611,449

MSBA staff recommends a maximum Total Facilities Grant of $17,611,449 for the construction of the new Douglas Elementary School.

Douglas Intermediate School Discussion:

MSBA staff have reviewed the schematic drawings and specifications provided by the District and have met with the District and its consultants to discuss scope and budget. The District has provided a total project budget of $18,517,565, which includes an estimated construction cost of $14,180,050. The basis of the Total Facilities Grant would be $17,208,072, which excludes legal fees, OPM basic services cost in excess of 3.5% of construction costs, Designer basic services costs in excess of 10% of construction costs, site work costs over 8% of the building construction costs, ineligible scope associated with central administration offices and the auditorium, soft costs in excess of 20% of construction costs, and mailing and moving costs.

Douglas Intermediate School 448 Students 83,277 square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget	$18,517,565	$17,208,072
Project Cost per square foot	$210/SF	$195/SF
Total Construction Budget	$14,180,050	$13,340,427
Construction Cost per square foot*	$161/SF	$151/SF
Reimbursement Rate		54.16%
Maximum Total Facilities Grant		$9,319,892

* Does not include Construction Contingency

MSBA staff recommends a Total Maximum Facilities Grant of $9,319,892 for the repair and limited renovation Douglas Intermediate School.

MSBA staff recommends a Total Maximum Facilities Grant of $26,931,341 ($17,611,449 + $9,319,892) for the Project Scope and Budget Agreement and Project Funding Agreement for the Douglas Intermediate School project.