District: Athol-Royalston Regional School District
School Name: Riverbend Elementary School
Recommended Category: Project Scope and Budget
Date: September 25, 2013

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Athol-Royalston Regional School District to replace the Riverbend Elementary School with a new PK-4 facility located on a new site adjacent to the existing Pleasant Street Elementary School and the Athol-Royalston Middle School.

District Information	
District Name	Athol-Royalston Regional School District
Elementary School(s)	Pleasant Street Elementary School (PK-4) Riverbend Elementary School (1-4) Sanders Street Elementary School (K-2) Royalston Community School (K-6)
PK-12 School(s)	Ellen Bigelow Special Education School (PK-12)
Middle School(s)	Athol-Royalston Middle School (5-8)
High School(s)	Athol High School (9-12)
Priority School Name	Riverbend Elementary School
Type of School	Elementary School
Current Grades Served	1-4
Year Opened	1907
Existing Square Footage	36,080
Additions	1940: a two-story classroom wing addition, as well as a kitchen and cafeteria in the basement level
Acreage of Site	4 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Plumbing systems – Accessibility In addition to the physical plant issues, the District reported that the existing facility is overcrowded and does not support the delivery of its educational program.
Original Design Capacity	Unknown
2012-2013 Enrollment	113
Agreed Upon Enrollment	545
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 545 students for grades K-4, plus 70 Pre-K students.

MSBA Board Votes	
Invitation to Feasibility Study for Repair	September 30, 2009
Invitation to Feasibility Study (re-categorization)	July 25, 2012

Preferred Schematic Authorization	April 3, 2013
Project Scope & Budget Authorization	On October 2, 2013 Board agenda
Reimbursement Rate Before Incentives	78.95%
Incentive Points	1.38 – Maintenance 2.00 – Energy Efficiency – "Green Schools" [1]
Total Reimbursement Rate[2]	80.00% [2]

[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, however, the District does not qualify for these incentive points, its reimbursement rate of 80% will not be affected because the District's rate will still be at the statutory maximum reimbursement rate of 80% with the addition of the 1.38 incentive reimbursement points for maintenance to the District's base reimbursement rate of 78.95%.
[2] By statute, 80% is the maximum reimbursement rate.

Consultants	
Owner's Project Manager	Symmes Maini & McKee Associates
Designer	Mount Vernon Group 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 $43,931,363, which includes an estimated construction cost of $35,191,363 ($368/sf). The basis of the Estimated Maximum Total Facilities Grant would be $32,514,525, which excludes legal fees, site costs in excess of 8% of total building cost, cost associated ineligible administrative square footage, owner's and construction contingency costs, cost associated with mailing and moving, and FF&E costs in excess of the $2,400 per student allowance.

Project Scope and Budget Agreement	
Enrollment: 545, plus 70 Pre-K Total Square Feet: 95,726	District's Proposed Project Budget
Project Budget[1]	$41,881,363
Scope Exclusions/Ineligible Costs	$9,366,838
Basis of Estimated Total Facilities Grant	$32,514,525
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant[2]	$26,011,620
Potentially eligible owner's and construction contingencies	$2,050,000
Potential additional grant funds for eligible owner's and construction contingency expenditures	$1,640,000
Total Project Budget	$43,931,363
Maximum Total Facilities Grant[3]	$27,651,620

[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 $26,011,620, however, the District may be eligible for up to an additional $1,640,000 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 $27,651,620 for the Project Scope and Budget Agreement and Project Funding Agreement for replacement of the Riverbend Elementary School with a new PK-4 facility located on a new site adjacent to the existing Pleasant Street Elementary School and the Athol-Royalston Middle School.