District: Whitman-Hanson Regional School District
School Name: Maquan Elementary School
Recommended Category: Project Scope and Budget
Date: July 24, 2013

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Whitman-Hanson Regional School District for the replacement of the existing Maquan and Indian Head Elementary School facilities with a new PK-5 Elementary School on the existing Indian Head Elementary School site.

District Information	
District Name	Whitman-Hanson Regional School District
Elementary School(s)	Indian Head Elementary School (3-5) John H. Duval, Jr. Elementary School (K-5) Louise A. Conley Elementary School (PK-5) Maquan Elementary School (PK-2)
Middle School(s)	Hanson Middle School (6-8) Whitman Middle School (6-8)
High School(s)	Whitman-Hanson Regional High School (9-12)
Priority School Name	Maquan Elementary School
Type of School	Elementary School
Grades Served	PK-2
Year Opened	1968
Existing Square Footage	75,000
Additions	1989: rear classroom wing
Acreage of Site	17.8 acres
Building Issues	The District identified deficiencies in the following areas: – Structural integrity – Mechanical, electrical, and plumbing systems – Envelope – Windows – Roof – Accessibility
Original Design Capacity	Unknown
2012-2013 Enrollment	438
Agreed Upon Enrollment	800
Enrollment Specifics	The Whitman-Hanson Regional School District and MSBA have mutually agreed upon a design enrollment of 800 students for grades K-5, for a project that will serve grades PK-5.

MSBA Board Votes	
Invitation to Feasibility Study	March 25, 2009
Preferred Schematic Authorization	November 14, 2012

Project Scope & Budget Authorization	On July 31, 2013 Board agenda
Reimbursement Rate Before Incentives	55.63%
Incentive Points	1.54 – Maintenance 2.00 – Energy Efficiency – "Green Schools" [1]
Total Reimbursement Rate[1]	59.17%

[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 the District does not meet the energy efficiency requirements, the District will not qualify for these incentive points, and the MSBA will adjust the reimbursement rate accordingly.*

Consultants	
Owner's Project Manager	Knight, Bagge & Anderson, Inc.
Designer	Turowski2 Architecture, 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 $58,436,926 which includes an estimated construction cost of $45,696,905 ($344/sf). The basis of the Estimated Maximum Total Facilities Grant would be $47,244,468, which excludes Designer fees in excess of 10% of the construction cost, fees associated with alternates, ineligible costs associated with abatement of asbestos-containing floor materials, site costs in excess of 8% of the total building cost, and owner's and construction contingency costs. The proposed project assumes the demolition of the existing Indian Head Elementary School which will result in the MSBA recouping a portion of the school building grant funds previously paid to the District by the Commonwealth for the 1999 renovation project at the Indian Head Elementary School. The MSBA has calculated this recoupment of funds to be $794,473 and has deducted this amount from the basis of the Estimated Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 800 Total Square Feet: 132,841	District's Proposed Project Budget
Project Budget[1]	$56,052,081
Scope Exclusions/Ineligible Costs	$8,807,613
Basis of Estimated Maximum Total Facilities Grant	$47,244,468
Reimbursement Rate	59.17%
Estimated Maximum Total Facilities Grant[2]	$27,954,552
Potentially eligible owner's and construction contingencies	$2,384,845
Potential additional grant funds for eligible owner's and construction contingency expenditures	$1,411,113

Total Project Budget	$58,436,926
Maximum Total Facilities Grant[3]	$29,365,665

[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 $27,954,552; however, the District may be eligible for up to an additional $1,411,113 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 $29,365,665 for the Project Scope and Budget Agreement and Project Funding Agreement for the replacement of the existing Maquan and Indian Head Elementary School facilities with a new PK-5 Elementary School on the existing Indian Head Elementary School site.