

District: Town of Amherst
 School Name: Wildwood Elementary School
 Recommended Category: Project Scope and Budget
 Date: September 21, 2016

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 Amherst to consolidate the existing Wildwood Elementary School and Fort River Elementary School into two new “co-located” elementary schools, in one building, serving grades 2-6 on the existing Wildwood Elementary School site.

District Information	
District Name	Town of Amherst
Elementary Schools	Crocker Farm Elementary School (PK-6) Fort River Elementary School (K-6) Wildwood Elementary School (K-6)
Middle School	Amherst Regional Middle School (7-8)
High School	Amherst Regional High School (9-12)
Priority School Name	Wildwood Elementary School
Type of School	Elementary School
Grades Served	K-6
Year Opened	1970
Existing Square Footage	82,000
Additions	N/A
Acreage of Site	14.34 acres
Building Issues	The District identified deficiencies in the following areas: – Ineffective open floor plan – Lack of natural light in many classrooms – Lack of fire sprinklers and fire alarms – Obsolete mechanical, electrical, and plumbing systems – Inefficient exterior envelope, windows, and doors – Lack of accessibility for the handicapped In addition to the physical plant issues, the District reported that the existing facility poses respiratory hazards and does not support the delivery of its educational program.
Original Design Capacity	Approximately 580
2015-2016 Enrollment	422
Agreed Upon Enrollment	750 (District-wide 2-6)
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 750 students serving grades 2-6.

MSBA Board Votes	
Invitation to Eligibility Period	November 20, 2013
Invitation to Feasibility Study	September 24, 2014
Preferred Schematic Authorization	May 25, 2016
Project Scope & Budget Authorization	On September 29, 2016 Board agenda
Reimbursement Rate Before Incentives	64.05%

Incentive Points	1.29 – Maintenance 1.00 – CM @ Risk ¹ 2.00 – Energy Efficiency – “Green Schools” ²
Total Reimbursement Rate ¹	68.34%

¹ On January 27, 2016, the Office of the Inspector General issued its letter approving use of the Construction Manager at Risk delivery method for the new Wildwood Elementary School project.

² 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”)	NV5
Designer	JCJ 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 \$67,207,225, which includes an estimated construction cost of \$53,951,331 (\$441/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$49,430,721, which excludes ineligible costs associated with abatement of asbestos-containing floor materials, site costs associated with abatement of underground storage tanks, site costs in excess of 8% of total building costs, construction costs in excess of \$312/sq. ft. plus eligible demolition and abatement, costs associated with mailing and moving, cost recovery associated with demolition of an existing roof, commissioning fees for ineligible sq. ft., and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 750	District’s Proposed Project Budget
Proposed Total Square Feet: 122,272	
Project Budget ¹	\$63,967,225
Scope Exclusions/Ineligible Costs	\$14,536,504
Estimated Basis of Total Facilities Grant	\$49,430,721
Reimbursement Rate	68.34%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$33,780,955
Cost Recovery ⁴	\$64,282
Estimated Maximum Total Facilities Grant ²	\$33,716,673
Potentially eligible owner’s and construction contingencies	\$1,079,513
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$737,739
Total Project Budget	\$67,207,225
Maximum Total Facilities Grant ³	\$34,454,412

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 *Commissioning costs associated with ineligible square feet and the proposed demolition of the Wildwood Elementary School will result in the MSBA recovering a portion of the commissioning costs and a portion of state funds previously paid to the District for the roof replacement project at the Wildwood Elementary School completed in October 2001. The MSBA has calculated this recovery of funds to be \$64,282 and this amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.*

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$33,716,673; however, the District may be eligible for up to an additional \$737,739 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 \$34,454,412 for the Project Scope and Budget Agreement and Project Funding Agreement to consolidate the existing Wildwood Elementary School and Fort River Elementary School into two new "co-located" elementary schools, in one building, serving grades 2-6 on the existing Wildwood Elementary School site.