

District: Tri-County Regional Vocational Technical School District
 Name: Tri-County Regional Vocational Technical High School
 Recommended Category: Project Scope and Budget
 Date: August 23, 2023

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Tri-County Regional Vocational Technical School District to replace the existing Tri-County Regional Vocational Technical High School with a new facility on the existing site.

District Information	
District Name	Tri-County Regional Vocational Technical School District
Elementary School(s)	N/A
Middle School(s)	N/A
High School(s)	Tri-County Regional Vocational Technical High School
Priority School Name	Tri-County Regional Vocational Technical High School
Type of School	High School
Grades Served	9-12
Year Opened	1977
Existing Square Footage	285,000
Additions	1,300 square foot field house and 3,200 square foot maintenance storage building in 2009
Acreage of Site	60 acres
Building Issues	<p>The District identified deficiencies in the following areas:</p> <ul style="list-style-type: none"> – Structural integrity – Mechanical systems – Electrical systems – Plumbing systems – Envelope – Windows – Roof – Accessibility <p>In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program and is experiencing overcrowding in specific vocational programs.</p>
Original Design Capacity	1,200
2022-2023 Enrollment	957
Agreed Upon Enrollment	1,000
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,000 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	Undetermined (Please note: The District plans to proceed with a District-wide vote on the same day. Subsequent to the District-wide vote, each of the 11 communities comprising the District will decide individually if they will proceed with a debt exclusion vote or not.)

MSBA Board Votes	
Invitation to Eligibility Period	December 11, 2019
Invitation to Feasibility Study	April 14, 2021
Preferred Schematic Authorization	March 1, 2023
Project Scope & Budget Authorization	On August 30, 2023 Board agenda
Reimbursement Rate Before Incentives	52.89%
Incentive Points	1.67 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	56.56%

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”)	Dore + Whittier Management Partners, Inc.
Designer	Drummey Rosane Anderson, 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 \$285,992,692, which includes an estimated construction cost of \$233,267,235 (\$829/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$143,587,566, which excludes OPM and Designer fees associated with ineligible square footage, OPM and Designer fees beyond MSBA funding limits, costs associated with legal fees and permitting, costs associated with other administrative costs, costs associated with abatement of asbestos-containing floor and ceiling tiles, construction costs beyond MSBA funding limits plus eligible demolitions and abatement, costs associated with mailing and moving, costs in excess of \$1,200 per student allowance for fixtures, furniture, and equipment, costs in excess of the \$1,200 per student allowance for technology, costs associated with the commissioning of ineligible building area, and owner’s and construction contingency costs.

Additionally, the proposed demolition of the Tri-County Regional Vocational Technical High School will result in the MSBA recovering a portion of state funds previously paid to the District for the three following prior projects:

- Green Repair/ Hot Water-Chiller Project #201008780605G completed in April 2012.
- Addition/ Renovation, Science Lab Project #201203050505 completed in August 2014.
- Accelerated Repair/ Boiler Project #201408780605 completed in October 2016.

The MSBA has calculated this recovery of funds to be \$444,880 and this amount has been deducted from the Estimated Maximum Total Facilities Grant. An additional \$16,509 has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant for costs associated with the commissioning of ineligible square footage.

Project Scope and Budget Agreement	
Enrollment: 1,000 Proposed Total Square Feet: 281,500	District's Proposed Project Budget
Project Budget ¹	\$274,947,535
Scope Exclusions/Ineligible Costs	-\$131,359,969
Estimated Basis of Total Facilities Grant	\$143,587,566
Reimbursement Rate	56.56%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$81,213,127
Cost Recovery associated with Prior Projects	-\$461,389
Estimated Maximum Total Facilities Grant ²	\$80,751,738
Potentially Eligible Owner's and Construction Contingencies	\$3,499,008
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$1,979,039
Total Project Budget	\$285,992,692
Maximum Total Facilities Grant ^{3,4}	\$82,730,777

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 \$80,751,738; however, the District may be eligible for up to an additional \$1,979,039 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 \$82,730,777 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Tri-County Regional Vocational Technical High School with a new facility on the existing site.