District: Town of Marshfield
School Name: Marshfield High School
Recommended Category: Project Scope and Budget
Date: November 9, 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 Marshfield for the construction of a new Marshfield High School, on the site of the existing Marshfield High School site, as part of the MSBA's Model School Program.

District Information	
District Name	Town of Marshfield
Elementary School(s)	Daniel Webster School (Pre K-5) Eames Way School (K-5) Governor Edward Winslow School (Pre K-5) Martinson Elementary School (Pre K-5) South River School (K-5)
Middle School	Furnace Brook Middle (serving grades 6-8)
High School	Marshfield High (serving grades 9-12)
Priority School Name	Marshfield High School
Type of School	High School
Grades Served	9-12
Year Opened	1969
Total Square Footage	208,000
Additions	1973 – Math and English wings, extension to athletic and technical education buildings
Acreage of Site	56
Building Issues	The District noted deficiencies in the following areas: - Envelope - Structural - Mechanical systems - Electrical systems - Plumbing systems - Communications systems - Accessibility In addition to the physical plant issues, the District reported overcrowding, outdated science laboratories, insufficient parking, undersized classrooms, an undersized cafeteria, and no auditorium.
Original Design Capacity	Unknown
2010-2011 Enrollment	1,373
Agreed Upon Enrollment	1,310
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,310 students serving grades 9-12.

MSBA Board Votes	
Invitation to Feasibility Study	February 9, 2010
Preferred Schematic Authorization	N/A
Project Scope & Budget Authorization	November 16, 2011
Reimbursement Rate Before Incentives	47.00%

Consultants	
Owner's Project Manager	Compass Project Management Consulting, Inc.
Designer	Ai3 Architects, LLC

Discussion

MSBA staff have 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 $103,858,839, which includes an estimated construction cost of $80,848,464. The basis of the Total Facilities Grant would be $88,518,973, which excludes legal fees, designer services associated with ineligible alternates, eligible site costs in excess of 8% of the estimated building cost, costs associated with abatement/removal of asbestos-containing floor materials, costs associated with mailing and moving, and construction alternates totaling $6,460,288.

Project Scope & Budget Agreement		
Design Enrollment: 1,310 Total Gross Square Feet: 267,469	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget	$103,858,839	$88,518,973
Project Cost per square foot	$389	$331
Total Construction Budget	$80,848,464	$79,900,518
Construction Cost per square foot*	$302	$280
Reimbursement Rate		55.61%
Total Facilities Grant (based on 55.61%)		$49,225,401

** Does not include construction contingency*

MSBA staff recommend a maximum Total Facilities Grant of $49,225,401 for the Project Scope and Budget Agreement and Project Funding Agreement for the construction of a new Marshfield High School, on the site of the existing Marshfield High School site, as part of the MSBA's Model School Program.