District: Town of Plymouth
School Name: Plymouth South High School
Recommended Category: Project Scope and Budget
Date: July 23, 2014

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 Plymouth to replace the existing Plymouth South High School facility on the existing site.

District Information	
District Name	Town of Plymouth
Elementary School(s)	Mount Pleasant School (PK) South Elementary School (PK-4) Cold Spring Elementary School (K-5) Federal Furnace Elementary School (K-5) Hedge Elementary School (K-5) Indian Brook Elementary School (K-5) Manomet Elementary School (K-5) Nathaniel Morton Elementary School (K-5) West Elementary School (K-5)
Middle School(s)	Plymouth Community Intermediate School (6-8) Plymouth South Middle School (5-8)
High School(s)	Plymouth North High School (9-12) Plymouth South High School (9-12)
Priority School Name	Plymouth South High School
Type of School	High School
Grades Served	9-12
Year Opened	1985
Existing Square Footage	221,026
Additions	N/A
Acreage of Site	122 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Plumbing systems – Envelope – Windows – Roof – Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program as well as existing and projected overcrowding.
Original Design Capacity	Unknown
2013-2014 Enrollment	1,160 Students
Agreed Upon Enrollment	1,005 Students

District Information	
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,005 students serving grades 9-12.

MSBA Board Votes	
Invitation to Eligibility Period	July 25, 2012
Invitation to Feasibility Study	November 14, 2012
Preferred Schematic Authorization	March 26, 2014
Project Scope & Budget Authorization	On July 30, 2014 Board agenda
Reimbursement Rate Before Incentives	49.74%
Incentive Points	1.63 – Maintenance 2.00 – Energy Efficiency – "Green Schools" [1]
Total Reimbursement Rate[1]	53.37%

[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 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	Ted Gentry Associates, Inc.
Designer	Ai3 Architects LLC.

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 $107,800,000, which includes an estimated construction cost of $83,765,059 ($338/sf). The Estimated Basis of Total Facilities Grant would be $86,642,742, which excludes costs associated with legal fees, OPM and designer fees associated with alternates, site costs in excess of 8% of total building cost, construction costs in excess of $287/sf plus eligible demolition and abatement, costs associated with mailing and moving, costs in excess of the FF&E allowance, and owner's and construction contingency costs.

The District is proposing a wastewater treatment facility, a football field, a track, and a support facility (storage and restrooms) as part of the proposed project. The total estimated construction cost for these facilities is $4,398,483 which is beyond the construction cost presented above. The District considers these items to be part of the proposed project therefore associated costs are included in the District's Total Project Budget. All associated costs are categorically ineligible for reimbursement and are excluded from the estimated basis of Total Facilities Grant.

The District is also proposing two alternates: turf and lighting for two baseball fields, one softball field, and one soccer field. The total estimated construction cost of these alternates is $4,041,334 which is beyond the construction cost presented above. The District intends to accept and fund these items only if bid savings are sufficient to cover construction costs. Therefore, associated costs are not included in the District's Total Project Budget. All associated costs are categorically ineligible for reimbursement and are excluded from the estimated basis of Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 1,005 Total Square Feet: 248,081	District's Proposed Project Budget
Project Budget[1]	$103,060,924
Scope Exclusions/Ineligible Costs	$16,418,182
Estimated Basis of Total Facilities Grant	$86,642,742
Reimbursement Rate	53.37%
Estimated Maximum Total Facilities Grant[2]	$46,241,232
Potentially eligible owner's and construction contingencies	$1,173,474
Potential additional grant funds for eligible owner's and construction contingency expenditures	$626,283
Total Project Budget	$107,800,000
Maximum Total Facilities Grant[3]	$46,867,514

[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 $46,241,232; however, the District may be eligible for up to an additional $626,283 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 $46,867,514 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Plymouth South High School facility on the existing site.