District: Berkshire Hills Regional School District
School Name: Monument Mountain Regional High School
Recommended Category: Project Scope and Budget
Date: August 20, 2025

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Berkshire Hills Regional School District (the "District") to replace the existing Monument Mountain Regional High School with a new facility serving students in grades 9-12 on the site of the existing school.

District Information	
District Name	Berkshire Hills Regional School District
Elementary School	Muddy Brook Regional Elementary School (PK-4)
Middle School	W.E.B. Du Bois Regional Middle School (5-8)
High School	Monument Mountain Regional High School (9-12)
Priority School Name	Monument Mountain Regional High School
Type of School	High School
Grades Served	9-12
Year Opened	1968
Existing Square Footage	119,640
Additions	N/A
Acreage of Site	50 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Plumbing systems – Building 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.
Original Design Capacity	Unknown
2024-2025 Enrollment	431 students
Agreed Upon Enrollment	485 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 485 students serving grades 9-12.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	March 2, 2022
Invitation to Feasibility Study	April 26, 2023
Preferred Schematic Authorization	February 26, 2025
Project Scope & Budget Authorization	On August 27, 2025 Board agenda
Reimbursement Rate Before Incentives	49.83%
Incentive Points	1.67 – Maintenance 3.00 – Energy Efficiency – "Green Schools" [1] 1.00 – Indoor Air Quality – "Green Schools" [1]
Total Reimbursement Rate[1]	55.50%

[1]*The MSBA has provisionally included three (3) incentive points for energy efficiency, and one (1) incentive point for indoor air quality, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements of the Green Schools Program, the District will not qualify for some or all of these incentive points, and the MSBA will adjust the reimbursement rate accordingly.*

Consultants	
Owner's Project Manager (the "OPM")	Skanska USA Building, Inc.
Designer	DiNisco Design, 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 $152,067,064 which includes an estimated construction cost of $125,073,016 ($856/sq. ft.). The Estimated Basis of Total Facilities Grant would be $108,086,581 which excludes the following: feasibility study and schematic design costs as a result of previous state funding associated with MSBA's participation in the District's 2011-2013 Feasibility Study; OPM and Designer fees associated with excluded scope; OPM and Designer fees beyond MSBA funding limits; costs associated with asbestos-containing floor material and ceiling tile abatement; construction costs for building and site work beyond MSBA funding limits, which includes scope associated with ineligible building area; costs associated with construction alternates excluded from the total project budget, which otherwise would be beyond the building and site work MSBA funding limits; costs associated with mailing and moving; costs exceeding the $1,200 per student allowance for furniture, fixtures, and equipment; and costs exceeding the $1,200 per student allowance for technology. The Total Project Budget also excludes costs associated with the commissioning of ineligible building area as well as owner's and construction contingency costs beyond MSBA funding limits.

Project Scope and Budget Agreement	
Enrollment: 485 students Proposed Total Square Feet: 146,100	District's Proposed Project Budget
Project Budget[1]	$148,314,874
Scope Exclusions/Ineligible Costs	-$40,228,293
Third Party Funding	-$0
Estimated Basis of Total Facilities Grant	$108,086,581
Reimbursement Rate	55.50%
Estimated Maximum Total Facilities Grant before Cost Recovery[2]	$59,988,052

Commissioning Costs Associated with Ineligible Building Area	-$4,560
Cost Recovery Associated with Prior Projects	-$0
Estimated Maximum Total Facilities Grant[2]	$59,983,492
Owner's and Construction Contingencies	$3,752,190
Ineligible Owner's and Construction Contingencies	-$1,876,095
Potentially Eligible Owner's and Construction Contingencies	$1,876,095
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	$1,041,233
Total Project Budget	$152,067,064
Maximum Total Facilities Grant[3,4]	$61,024,725

[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]*Maximum 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 $59,983,492; however, the District may be eligible for up to an additional $1,041,233 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 $61,024,725 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Monument Mountain Regional High School and construct a new facility serving students in grades 9-12 on the site of the existing school.