District: Martha's Vineyard Regional School District
School Name: Martha's Vineyard Regional High School
Recommended Category: Project Scope and Budget
Date: February 18, 2026

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Martha's Vineyard Regional School District (the "District") for an addition and renovation project at the Martha's Vineyard Regional High School, serving grades 9-12.

District Information	
District Name	Martha's Vineyard Regional School District
Elementary Schools	N/A
Middle Schools	N/A
High School	Martha's Vineyard Regional High School (9-12)
Priority School Name	Martha's Vineyard Regional High School
Type of School	High School
Grades Served	9-12
Year Opened	1959
Existing Square Footage	165,000
Additions	1972 - 35,000 square feet for classrooms and shops 1995 - 70,000 square feet for science and art/media
Acreage of Site	90.1 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Plumbing systems – Envelope – Windows – 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	417 students
2025-2026 Enrollment	703 students
Agreed Upon Enrollment	805 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 805 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	June 21, 2023
Preferred Schematic Authorization	August 27, 2025

Project Scope & Budget Authorization	On February 25, 2026 Board agenda
Reimbursement Rate Before Incentives	38.74%
Incentive Points	1.76 – Maintenance 1.81 – Major Reconstruction or Reno/Reuse 3.00 – Energy Efficiency – "Green Schools" [1] 1.00 – Indoor Air Quality – "Green Schools" [1]
Total Reimbursement Rate[1]	46.31%

[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")	CHA Consulting, Inc.
Designer	Tappe Architects, 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 $333,490,457, which includes an estimated construction cost of $256,252,321 ($1,333/sq. ft.). The Estimated Basis of Total Facilities Grant would be $155,007,161, which excludes the following: legal fees; OPM and Designer fees associated with excluded scope; OPM and Designer fees beyond MSBA funding limits; costs associated with permitting; costs associated with other administrative costs; costs associated with the removal of fuel storage tanks; construction costs for building and site work beyond MSBA funding limits, which includes scope associated with ineligible building area; costs associated with alternates included in the Total Project Budget; costs associated with mailing and moving; costs exceeding the $1,915 per student allowance for furniture, fixtures, and equipment; and costs exceeding the $1,570 per student allowance for computer equipment and technology. The Total Project Budget also includes ineligible costs associated with the commissioning of ineligible building area as well as ineligible owner's and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 805 students Proposed Total Square Feet: 199,900	District's Proposed Project Budget
Project Budget[1]	$314,311,666
Scope Exclusions/Ineligible Costs	-$159,304,505
Third Party Funding	-$0
Estimated Basis of Total Facilities Grant	$155,007,161
Reimbursement Rate	46.31%
Estimated Maximum Total Facilities Grant before Cost Recovery[2]	$71,783,816
Commissioning Costs Associated with Ineligible Building Area	-$12,174
Cost Recovery Associated with Prior Projects	-$0
Estimated Maximum Total Facilities Grant[2]	$71,771,642
Owner's and Construction Contingencies	$19,178,791
Ineligible Owner's and Construction Contingencies	-$11,491,222
Potentially Eligible Owner's and Construction Contingencies	$7,687,569

Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	$3,560,113
Total Project Budget	$333,490,457
Maximum Total Facilities Grant[3,4]	$75,331,755

[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 $71,771,642; however, the District may be eligible for up to an additional $3,560,113 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 $75,331,755 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project at the Martha's Vineyard Regional High School serving grades 9-12.