

District: Plymouth
School Name: Plymouth North High School
Recommended Category: Project Scope and Budget Agreement
Board Date: September 30, 2009

Recommendation

That the Executive Director is authorized to enter into a Project Scope and Budget Agreement and Project Funding Agreement with the Town of Plymouth for the proposed construction of a new model Plymouth North High School.

Background

Plymouth, with a total student population in 2008-2009 of 8,280 students, has nine elementary schools (PK-5), two middle schools (6-8) and two high schools (9-12). Plymouth submitted two Statements of Interest (SOIs) for the South High School and the North High School. The District prioritized the SOI for Plymouth North High School.

Plymouth North High School was built in 1963 and is approximately 155,000 gross square feet, including 16,000 square feet of modular classrooms, with a 2008-09 total enrollment of 1,054, or approximately 41% of the high school students in the District. In the priority SOI, the District identified a number of concerns, including the following: (1) the brick veneer has severely deteriorated over time; (2) steel-frame windows (single pane) and doors are experiencing rusting and leakage; (3) the roof is in need of replacement; (4) the existing building and site are not ADA compliant; (5) the boilers are outdated and inefficient; (6) the electrical distribution system is failing in many places as a result of a deteriorating conduit shield; (7) the lighting and plumbing systems are outdated; (8) the HVAC system only provides adequate heating and cooling to the modular classrooms; (9) the fire alarm system dates from the 1960s and does not comply with ADA, NFPA, and MA State Building Code requirements; (10) there are asbestos-containing materials throughout the building; and (11) there is severe overcrowding due to inadequate space, specifically in the hallways, music room, gymnasium, cafeteria, and library.

Project Description

On March 25, 2009, the MSBA Board of Directors voted to invite the Town of Plymouth to proceed into the Model School Pilot Program for the Plymouth North High School.

On May 7, 2009, the Plymouth North Designer Selection Committee held interviews to select a model school Architect. As a result of the interviews, the Plymouth North Designer Selection Committee selected Architecture Involution LLC (Ai3). Subsequent to the selection of the designer, the design team began working with the District to adapt the Whitman-Hanson High School design to Plymouth North's educational program. MSBA staff has met several times with the District and design team to discuss the adaptation of Plymouth North's educational program to the Whitman-Hanson model school and have mutually agreed that a facility of 267,357 gross square feet designed for an enrollment of 1,350 students should be the basis for schematic design. The current

enrollment reported for the Plymouth North High School is 1,054 students. A design enrollment of 1,350 students for this facility will accommodate the anticipated growth in enrollment as a result of identified development in the District, and is also intended to alleviate the significant overcrowding at the Plymouth South High School.

Discussion

MSBA staff has reviewed the schematic design drawings and specifications provided by the District and have met with the District and its consultants to discuss scope and budget. The District has provided a project budget of \$92,249,040, which includes an estimated construction cost of \$75,250,428. Based upon a construction cost of \$241.00 per square foot, plus the cost of demolition and eligible building abatement, the basis of the Total Facilities Grant would be \$79,420,894, which excludes any site work costs over 8% of the building construction costs, FF&E costs over the allowance of \$2,400 per student. We acknowledge that the District has included alternates for a maintenance garage, track surfacing, synthetic turf football field, toilet and concession building, and irrigation system and understand that the District is also considering building a senior center on the same site. All costs associated with the proposed alternates presented with the proposed cost information, and costs associated with a senior center, which are not included in the presented cost information, are categorically ineligible for reimbursement by the MSBA and would be 100% borne by the District.

Plymouth North High School 1,350 Students 267,357 square feet	District’s Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$92,249,040.00	\$79,420,894.00
Project Cost per square foot	\$345.00	\$297.00
Total Construction Budget	*\$75,250,428.00	**\$64,474,273.00
Construction Cost per sq. ft.	\$281.00	\$241.00
Reimbursement Rate		58.24%
Total Facilities Grant		\$46,254,728.00

MSBA staff recommends that \$79,420,894.00 be the basis of the Total Facilities Grant for the Project Scope and Budget Agreement and Project Funding Agreement for the construction of the new Plymouth North High School.

**Please note that the Total Construction Budget listed in this category includes the total proposed construction cost with mark-ups and sub-total for alternates, excluding construction contingency.*

***Please note that the Total Construction Budget listed in this category includes the total proposed construction cost with mark-ups and excludes sub-total for alternates and ineligible construction costs.*