

District: Town of Duxbury
 School Name: Duxbury High School
 Recommended Category: Project Scope and Budget
 Date: September 21, 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 Duxbury to build a new Duxbury Middle/High School as part of the MSBA’s Model School Program.

District Information	
District Name	Town of Duxbury
Elementary School(s)	Chandler Elementary School (PK-2) Alden School (3-5)
Middle School(s)	Duxbury Middle School (6-8)
High School(s)	Duxbury High School (9-12)
Priority School Name	Duxbury High School
Type of School	High School
Grades Served	9-12
Year Opened	1968
Total Square Footage	213,000
Additions	In 1974, an addition was constructed that accommodated new classrooms, such as science rooms and labs, other academic spaces, industrial arts, art, and home economics rooms.
Acreage of Site	34 acres
Building Issues	The District noted deficiencies in the following areas: <ul style="list-style-type: none"> - Walls - Windows - Mechanical systems - Electrical systems - Plumbing systems - Life safety systems - Roof <p>In addition to the physical plant issues, the District reported overcrowding.</p>
Original Design Capacity	1,100 (High School Only)
2010-2011 Enrollment	Middle School: 837 High School: 963
Agreed Upon Enrollment	1,735 for grades 6-12
Enrollment Specifics	The District and MSBA have mutually agreed to a design enrollment of 1,735 students serving grades 6-12 in a co-located middle/high school.

MSBA Board Votes	
Invitation to participate in the Model School Program	November 17, 2010
Project Scope & Budget Authorization	September 28, 2011

Consultants	
Owner's Project Manager	KV Associates, Inc.
Designer	Mount Vernon Group 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 \$128,356,161, which includes an estimated construction cost of \$99,196,234. The basis of the Total Facilities Grant would be \$113,907,594, which excludes legal fees, Owner's insurance, designer basic services costs in excess of 6% of construction costs, special construction costs for work at the existing performing arts center and central administration spaces and associated OPM and Designer fees, ineligible costs associated with abatement of asbestos-containing floor materials, site costs in excess of 8% of direct building costs, construction costs above \$275 per square foot, swing space, costs associated with mailing and moving, FF&E costs above \$2,400 per student, and OPM and Designer fees associated with the proposed alternate. The District proposed an alternate for a separate field house, which if utilized, is categorically ineligible for reimbursement by the MSBA and the costs would be borne 100% by the District.

Project Scope & Budget Agreement		
	District's Proposed	Basis of Total Facilities
	Total Project Budget	Grant
Design Enrollment: 1,735		
Total Gross Square Feet: 322,105		
Total Project Budget	\$128,356,161	\$113,907,594
Project Cost per square foot	\$398	\$354
Total Construction Budget	\$99,196,234	\$93,728,020
Construction Cost per square foot*	\$308	\$291
Reimbursement Rate		44.13%
Total Facilities Grant (based on 44.13%)		\$50,267,421
Conditional Reimbursement Rate with CM-at-Risk Approval**		45.13%
Total Facilities Grant (based on 45.13%)		\$51,406,497

* Does not include construction contingency

** The reimbursement rate of 44.13% for the project shall be subject to an increase of up to one (1) incentive reimbursement point for a total of 45.13%, if the District receives final approval to utilize the Construction Manager-at-Risk construction delivery method.

MSBA staff recommend a Total Facilities Grant of \$50,267,421 for the Project Scope and Budget Agreement and Project Funding Agreement to build a new Duxbury Middle/High School as part of the MSBA's Model School Program and requests that the Board of Directors authorize the Executive Director to increase the Total Facilities Grant to a maximum of \$51,406,497 in the

event that the District receives final approval from the state's Inspector General to utilize the Construction Manager-at-Risk construction delivery method for this project.