

District: Monomoy Regional School District  
 School Name: Monomoy Regional High School  
 Recommended Category: Project Scope and Budget  
 Date: July 18, 2012

**Recommendation**

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Monomoy Regional School District to replace the existing Harwich High School facility with a new Monomoy Regional High School on the existing site, as part of the MSBA’s Model School Program.

<b>District Information</b>	
District Name	Monomoy Regional School District (newly formed)
Elementary School(s)	Chatham Elementary School (PK-4) Harwich Elementary School (PK-4)
Middle School(s)	Chatham Middle School (5-8) Harwich Middle School (5-8)
High School(s)	Chatham High School (9-12) Harwich High School (9-12)
Priority School Name	Harwich High School
Type of School	High School
Grades Served	9-12
Year Opened	1962
Total Square Footage	96,000
Additions	Partial roof replacement in 2006
Acreage of Site	50 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Mechanical systems</li> <li>- Electrical systems</li> <li>- Plumbing systems</li> <li>- Roof</li> <li>- Accessibility</li> </ul> In addition to the physical plant issues, the District reported that the existing facility is overcrowded and does not support the delivery of its educational program.
Original Design Capacity	Unknown
2011-2012 Enrollment	Harwich, Grades 8-12: 422 Chatham, Grades 8-12: 224
Agreed Upon Enrollment	700
Enrollment Specifics	The District and the MSBA have mutually agreed upon a design enrollment of 700 students serving grades 8-12.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study	November 17, 2009
Project Scope & Budget Authorization	On July 25, 2012 Board agenda

Reimbursement Rate Before Incentives	37.32%
Incentive Points <sup>1</sup>	1.21 – Maintenance 6.00 – Newly Formed Regional School District 2.00 – Energy Efficiency – “Green Schools” 5.00 – Model Schools
Total Reimbursement Rate <sup>1</sup>	51.53%

<sup>1</sup>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 energy efficiency, the District will not qualify for these incentive points, and the MSBA will adjust the reimbursement rate accordingly.

<b>Consultants</b>	
Owner’s Project Manager	Skanska USA Building, Inc.
Designer	Mount Vernon Group Architects, Inc.

## Discussion

The Monomoy Regional School District is a newly formed regional school district serving grades PK-12 in the Towns of Chatham and Harwich. The new Regional School District was approved by the Commissioner of Elementary and Secondary Education on December 29, 2010, and the Monomoy Regional School District Agreement was executed on January 19, 2011. On April 12, 2012, the District executed a design contract with Mount Vernon Group Architects to design a new Monomoy Regional High School based on the Ashland Model High School to replace the existing Harwich High School facility and serve grades 9-12. Upon completion of this project, the existing Chatham Middle Senior High School will undergo a limited renovation in order to accommodate the grades 5-7 enrollment for the Regional School District. This renovation work at the Chatham Middle Senior High School is not part of the MSBA-funded project.

The District presented its proposed project to the MSBA Facilities Assessment Subcommittee (“FAS”) on April 11, 2012. At that meeting, members of the FAS and the District discussed the location of the 8<sup>th</sup> grade students, intended use of the computer rooms and team rooms, and specific educational adjacencies within the proposed facility.

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 \$64,701,185, which includes an estimated construction cost of \$52,962,105 (\$315/sf). The basis of the estimated maximum Total Facilities Grant would be \$54,629,090, which excludes legal fees, ineligible costs associated with abatement of asbestos-containing floor materials, site costs in excess of 8% of total building cost, construction costs in excess of \$275 per square foot plus eligible demolition and abatement, costs associated with mailing and moving, and owner’s and construction contingency costs.

The Total Project Budget includes \$1,662,000 for four alternates associated with an athletic complex that the District intends to pursue. All costs associated with three of these alternates are categorically ineligible for reimbursement and would be 100% borne by the District; these costs are not included in the estimated basis of the Total Facilities Grant. All costs associated with the

track, the fourth alternate, are ineligible for reimbursement because the proposed site costs as estimated at schematic design exceed 8% of the building cost.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 700 Total Square Feet: 168,000	District's Proposed Project Budget
Project Budget <sup>1</sup>	\$61,701,185
Scope Exclusions/Ineligible Costs	\$7,072,095
Estimated Basis of Total Facilities Grant	\$54,629,090
Reimbursement Rate	51.53%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$28,150,370
Potentially eligible owner's and construction contingencies	\$3,000,000
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$1,545,900
Total Project Budget	\$64,701,185
Maximum Total Facilities Grant <sup>3</sup>	\$29,696,270

<sup>1</sup>Does not include owner's or construction contingencies

<sup>2</sup>Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit

<sup>3</sup>Subject to review and audit. 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 \$28,150,370; however, the District may be eligible for up to an additional \$1,545,900 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 \$29,696,270 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Harwich High School facility with a new Monomoy Regional High School on the existing site, as part of the MSBA's Model School Program.