

District: Town of Scituate
 School Name: Gates Intermediate School
 Recommended Category: Project Scope and Budget
 Date: November 12, 2014

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 Scituate to construct a new co-located middle school connected to the existing Scituate High School to serve grades 6-8.

District Information	
District Name	Town of Scituate
Elementary School(s)	Cushing Elementary School (K-6) Hatherly Elementary School (K-6) Jenkins Elementary School (K-6) Wampatuck Elementary School (K-6)
Middle School(s)	Gates Intermediate School (7-8)
High School(s)	Scituate High School (PK, 9-12)
Priority School Name	Gates Intermediate School
Type of School	Intermediate School
Grades Served	7-8
Year Opened	1917
Existing Square Footage	102,000
Additions	1930: Two additional wings were added to house six new classrooms and an assembly hall 1954: A-wing addition including a library, two laboratories, two science rooms, two home economic rooms, two classrooms, an art room, mechanical drawing room, photo dark room, shop, gymnasium, locker rooms, medical suite, four conference rooms, and several storage rooms 1959: C-wing was added 2007: Partial roof replacement and partial exterior renovation
Acreeage of Site	11 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical, Electrical, and Plumbing systems - Building Envelope - Roofing and 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	Unknown
2013-2014 Enrollment	507
Agreed Upon Enrollment	710
Enrollment Specifics	Upon the Board's approval of the preferred solution, the District signed an Enrollment Certification for 710 students in grades 6-8.

MSBA Board Votes	
Invitation to Eligibility Period	November 14, 2012
Invitation to Feasibility Study	June 5, 2013
Preferred Schematic Authorizations	July 30, 2014
Project Scope & Budget Authorization	On November 19, 2014 Board agenda
Reimbursement Rate Before Incentives	40.68%
Incentive Points	1.07 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹ 0.31 – Reno/Reuse
Total Reimbursement Rate ¹	44.06%

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

Consultants	
Owner’s Project Manager	Daedalus Projects, Inc.
Designer	Dore & Whittier 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 proposed project renovates a portion of the District’s underutilized High School to create a co-located middle/high school facility. The proposed 130,068 square foot middle school portion includes 8,721 square feet (“sf”) of renovated Scituate High School space. The proposed project also includes limited renovations for dedicated High School space and a new High School auditorium that are ineligible for reimbursement, resulting in a total project area, including both eligible and ineligible areas, totaling 164,803 sf.

The District has provided a Total Project Budget of \$75,750,000, which includes an estimated construction cost of \$61,980,444 (\$376/sf). The basis of the Estimated Maximum Total Facilities Grant would be \$47,431,424, which excludes all costs associated with the renovation of the dedicated High School space, costs associated with construction of a new High School auditorium, OPM and Designer fees associated with the renovation of the dedicated High School space and the High School auditorium, site costs in excess of 8% of total building cost associated with the Middle School, construction costs in excess of \$287/sf plus eligible demolition and abatement, costs associated with mailing and moving, and owner’s and construction contingency costs.

Additionally, in anticipation of the existing Gates Intermediate School coming off-line as a result of this project, the MSBA will be recovering a portion of state funds previously paid to the Town for the repair and renovation project at the existing facility, which was completed in 2007. The MSBA has calculated this recovery of funds to be \$267,684 and this amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 710 Middle School Students Total Square Feet: 164,803 (including dedicated High School space) Middle School Total Square Feet: 130,068	District's Proposed Project Budget
Project Budget ¹	\$72,958,439
Scope Exclusions/Ineligible Costs	-\$25,527,015
Estimated Basis of Total Facilities Grant	\$47,431,424
Reimbursement Rate	44.06%
Estimated Maximum Total Facilities Grant ² before Cost Recovery	\$20,898,285
Cost Recovery	-\$267,684
Estimated Maximum Total Facilities Grant ²	\$20,630,601
Potentially eligible owner's and construction contingencies	\$713,727
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$314,468
Total Project Budget	\$75,750,000
Maximum Total Facilities Grant ³	\$20,945,069

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.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$20,630,601; however, the District may be eligible for up to an additional \$314,468 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 \$20,945,069 for the Project Scope and Budget Agreement and Project Funding Agreement to construct a new co-located middle school connected to the existing Scituate High School to serve grades 6-8.