

District: Dennis-Yarmouth Regional School District
 School Name: Mattacheese Middle School
 Recommended Category: Project Scope and Budget
 Date: December 5, 2018

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Dennis-Yarmouth Regional School District to replace the existing Mattacheese Middle School and Wixon Innovation School with a new grades 4-7 facility on the Station Avenue site.

District Information	
District Name	Dennis-Yarmouth Regional School District
Elementary School(s)	Marguerite E. Small Elementary School (PK-3) Station Avenue Elementary School (K-3) Ezra H. Baker Innovation School (PK-3)
Middle School(s)	Nathaniel H. Wixon Middle School (4-5) Mattacheese Middle School (6-7)
High School(s)	Dennis-Yarmouth Regional High School (8-12)
Priority School Name	Mattacheese Middle School
Type of School	Middle School
Grades Served	6-7
Year Opened	1969
Existing Square Footage	122,207
Additions	Roof replacement in 1996
Acreage of Site	67 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Mechanical systems - Electrical systems - Plumbing systems - Envelope - 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
2017-2018 Enrollment	447
Agreed Upon Enrollment	940
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 940 students serving grades 4-7
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	January 27, 2016
Invitation to Feasibility Study	November 9, 2016
Preferred Schematic Authorization	June 27, 2018

Project Scope & Budget Authorization	December 12, 2018
Reimbursement Rate Before Incentives	54.16%
Incentive Points	1.52 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	57.68%

¹The 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 (the “OPM”)	PMA Consultants, LLC
Designer	Perkins Eastman, DPC

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 \$116,978,831, which includes an estimated construction cost of \$93,744,492 (\$503/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$76,946,023, which excludes legal fees, OPM and Designer fees associated with ineligible gymnasium and auditorium square footage, site costs in excess of 8% of total building cost, costs associated with ineligible square footage in Core Academic, Health and Physical Education, Auditorium, Medical, Administration and Guidance, Central IT Office, and District-wide Food Storage space, cost associated with the commissioning of ineligible square footage, construction costs in excess of \$333/sq. ft., costs associated with mailing and moving, and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 940	District’s Proposed
Proposed Total Square Feet: 186,500	Project Budget
Project Budget ¹	\$111,578,256
Scope Exclusions/Ineligible Costs	-\$34,632,233
Estimated Basis of Total Facilities Grant	\$76,946,023
Reimbursement Rate	57.68%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$44,382,466
Cost Recovery	-\$15,901
Estimated Maximum Total Facilities Grant ²	\$44,366,565
Potentially eligible owner’s and construction contingencies	\$1,650,795
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$952,179
Total Project Budget	\$116,978,831
Maximum Total Facilities Grant ^{3,4}	\$45,318,744

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 FY '19 Grant Cap, and in part to future available Grant Cap Space.*

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$44,366,565; however, the District may be eligible for up to an additional \$952,179 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 \$45,318,744 for the Project Scope and Budget Agreement and Project Funding Agreement for to replace the existing Mattacheese Middle School and Wixon Innovation School with a new grades 4-7 facility on the Station Avenue site.