

District: Town of Scituate
 School Name: Hatherly Elementary School
 Recommended Category: Project Scope and Budget
 Date: April 17, 2024

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 (the “District”) to replace the existing Hatherly Elementary School and Cushing Elementary School with a new facility serving students in pre-kindergarten through grade 5 on the existing Hatherly Elementary School site.

District Information	
District Name	Town of Scituate
Elementary School(s)	Hatherly Elementary School (K-5) Cushing Elementary School (K-5) Jenkins Elementary School (K-5) Wompatuck Elementary Scholl (K-5)
Middle School(s)	Gates Intermediate School (6-8)
High School(s)	Scituate High School (9-12)
Priority School Name	Hatherly Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1962
Existing Square Footage	41,426
Additions	2 modulars added in 2000
Acreage of Site	18.75 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> • Mechanical systems • Electrical systems • Plumbing systems • Building envelope • Windows • Roof • 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
2023-2024 Enrollment	250
Agreed Upon Enrollment	460
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 460 students for grades K-5, for a project that will serve students in grades PK-5.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	April 14, 2021
Invitation to Feasibility Study	March 2, 2022
Preferred Schematic Authorization	October 25, 2023
Project Scope & Budget Authorization	On April 24, 2024 Board agenda
Reimbursement Rate Before Incentives	42.37%
Incentive Points	1.35 – Maintenance 3.00 – Energy Efficiency – “Green Schools” ¹ 1.00 – Indoor Air Quality – “Green Schools” ¹
Total Reimbursement Rate ¹	47.72%

¹The MSBA has provisionally included three (3) incentive points for energy efficiency, and one (1) incentive point for indoor air quality, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements of the Green Schools Program, the District will not qualify for some or all of these incentive points, and the MSBA will adjust the reimbursement rate accordingly.

Consultants	
Owner’s Project Manager (the “OPM”)	The Vertex Companies, LLC
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 District has provided a Total Project Budget of \$119,434,943, which includes an estimated construction cost of \$94,922,834 (\$895/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$73,640,916, which excludes the following: legal fees; OPM and Designer fees beyond MSBA funding limits; costs associated with permitting; costs associated with other administrative costs; costs associated with the design of off-site work on Ann Vinal Road; costs associated with asbestos-containing floor material and ceiling tile abatement; costs associated with the demolition and abatement of the Cushing Elementary School building and leveling of the site; costs associated with the removal of an underground storage tank; construction costs for building and site work beyond MSBA funding limits, which includes scope associated with ineligible building area; costs associated with utilities of off-site work on Ann Vinal Road; costs associated with mailing and moving; costs exceeding the \$1,200 per student allowance for furniture, fixtures, and equipment; costs exceeding the \$1,200 per student allowance for technology; costs associated with the commissioning of ineligible building area; and owner’s and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 460	District’s Proposed
Proposed Total Square Feet: 106,084	Project Budget
Project Budget ¹	\$112,790,345
Scope Exclusions/Ineligible Costs	-\$39,149,429
Third Party Funding	-\$0
Estimated Basis of Total Facilities Grant	\$73,640,916
Reimbursement Rate	47.72%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$35,141,445

Commissioning Costs Associated with Ineligible Building Area	-\$6,622
Cost Recovery Associated with Prior Projects	-\$0
Estimated Maximum Total Facilities Grant ²	\$35,134,823
Owner's and Construction Contingencies	\$6,644,598
Ineligible Owner's and Construction Contingencies	-\$5,220,756
Potentially Eligible Owner's and Construction Contingencies	\$1,423,842
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$679,457
Total Project Budget	\$119,434,943
Maximum Total Facilities Grant ^{3,4}	\$35,814,280

¹Does not include Owner's or Construction Contingencies.

²Does not include any grant funds for potentially eligible Owner's or Construction Contingency Expenditures; subject to MSBA review and audit.

³Includes 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.

⁴Maximum Total Facilities Grant will be allocated in part to the current Grant Cap, and in part to future available Grant Cap space.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$35,134,823; however, the District may be eligible for up to an additional \$679,457 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 \$35,814,280 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Hatherly Elementary School and Cushing Elementary School with a new facility serving students in pre-kindergarten through grade 5 on the existing Hatherly Elementary School site.