

District: Town of Hingham
 School Name: William L. Foster Elementary School
 Recommended Category: Project Scope and Budget
 Date: August 24, 2022

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with Town of Hingham (the “District”) to replace the existing William L. Foster Elementary School with a new facility serving pre-kindergarten through grade 5 on the existing site.

District Information	
District Name	Town of Hingham
Elementary School(s)	East Elementary School (PK-5) Plymouth River Elementary School (K-5) William L. Foster Elementary School (K-5) South Elementary School (K-5)
Middle School(s)	Hingham Middle School (6-8)
High School(s)	Hingham High School (9-12)
Priority School Name	William L. Foster Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1951
Existing Square Footage	71,982
Additions	1957, 1974, 2009
Acreage of Site	39.75 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Structural integrity – Mechanical systems – Electrical systems – Plumbing systems – Building Envelope – Windows – Roof 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
2021-2022 Enrollment	419
Agreed Upon Enrollment	605
Enrollment Specifics	The District and the MSBA have a mutually agreed upon design enrollment of 605 students serving grades K-5, for a project that will serve grades PK-5.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 11, 2019
Invitation to Feasibility Study	December 16, 2020
Preferred Schematic Authorization	March 2, 2022
Project Scope & Budget Authorization	On August 31, 2022 Board agenda
Reimbursement Rate Before Incentives	36.89%
Incentive Points	1.65 – Maintenance 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	40.54%

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 (the “OPM”)	PMA Consultants, LLC
Designer	Raymond Design Associates, 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 \$113,335,749, which includes an estimated construction cost of \$88,114,851 (\$697/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$60,656,593, which excludes legal fees, scope excluded OPM and Designer fees associated with ineligible gymnasium square footage, OPM and Designer fees in excess of MSBA funding limits, costs associated with the abatement of asbestos-containing floor materials, site costs in excess of 8% of total building cost, construction costs in excess of \$360/sq. ft. plus eligible demolition and abatement, costs associated with mailing and moving, costs in excess of the \$1,200 per student allowance for fixtures, furniture, and equipment, costs in excess of the \$1,200 per student allowance for technology, costs associated with the commissioning of ineligible square footage, and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 605	District’s Proposed
Proposed Total Square Feet: 126,385	Project Budget
Project Budget ¹	\$108,489,432
Scope Exclusions/Ineligible Costs	-\$47,832,839
Estimated Basis of Total Facilities Grant	\$60,656,593
Reimbursement Rate	40.54%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$24,590,183
Cost Recovery	-\$7,451
Estimated Maximum Total Facilities Grant ²	\$24,582,732
Potentially Eligible Owner’s and Construction Contingencies	\$1,321,723
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures	\$535,827
Total Project Budget	\$113,335,749
Maximum Total Facilities Grant ^{3,4}	\$25,118,559

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 the current Grant Cap, and in part to future available Grant Cap space.*

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$24,582,732; however, the District may be eligible for up to an additional \$535,827 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 \$25,118,559 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing William L. Foster Elementary School with a new facility serving pre-kindergarten through grade 5 on the existing site.