

District: Town of Oxford  
 School Name: Oxford Middle School  
 Recommended Category: Project Funding Agreement  
 Date: May 30, 2012

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Oxford for boiler installations and roof, window, door, HVAC, and flooring replacements at the Oxford Middle School.

<b>District Info</b>	
District Name	Town of Oxford
Elementary Schools	Alfred M. Chaffee Elementary School (K-2) Clara Barton Elementary School (PK, 3-4)
Middle Schools	Oxford Middle School (5-8)
High Schools	Oxford High School (9-12)
Priority School Name	Oxford Middle School
Type of School	Middle School
Grades Served	5-8
Year Opened	1968
Total Square Footage	117,000
Additions	None
Building Issues	The District noted deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Roof</li> <li>- Windows/Doors</li> <li>- HVAC system</li> <li>- Flooring</li> </ul>
2011-2012 Enrollment	652

<b>MSBA Votes</b>	
Invitation to Feasibility Study	November 28, 2007
Project Funding Agreement Authorization	On June 6, 2012 Board Agenda
Reimbursement Rate Before Incentive Points	57.74%
Incentive Points	Not applicable for repair projects
Total Reimbursement Rate	57.74%

<b>Consultants</b>	
Owner's Project Manager	Diversified Project Management, Inc.
Designer	CGKV Architects, Inc.

## Discussion

The OPM and Designer conducted a feasibility analysis of the facility and developed a schematic design including a proposed scope of work, schedule, and estimated budget. The District's Designer, CGKV Architects, recommends completely removing the roof down to the roof decking and replacing it with an EPDM rubber membrane roof system. The Designer also recommends removing the original windows and exterior doors and replacing them with thermally-broken windows and insulated doors with improved weather stripping. The school's three condensing boilers were installed in 2008 and will remain; however, the Designer recommends the replacement of the original HVAC system. The new system will consist of a two-pipe fan coil heating and ventilating system with re-use of the existing ductwork for central fresh-air delivery and energy recovery. Finally, the Designer recommends replacing the existing vinyl composition tile ("VCT") flooring with new VCT flooring. The Designer has confirmed that together with the boilers, the roof, windows, and doors will be in compliance with the MSBA's sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analysis and proposed schedule provided by the District and have discussed the scope and budget with the District and its consultants. The District has provided a Total Project Budget of \$6,128,870, which includes a construction cost of \$5,085,217. Construction costs include:

- \$15.46/sf for roof replacement and associated costs of \$295,273 for roof deck repair and above the roof line repair of masonry and thru-flashing;
- \$93.98/sf for window replacement and associated costs of \$226,633 for abatement and pre-cast concrete sill repairs;
- \$1,855,674 for HVAC upgrades and \$328,870 for the three condensing boilers installed in 2008; and
- \$292,430 for flooring replacement.

The District also is proposing five alternates:

- install a polyvinyl chloride ("PVC") roof with PVC coated aluminum flashing in lieu of an EPDM roof with painted aluminum flashing;
- install metal panels in lieu of repairing spalled areas at windows and installing pre-cast louver infills;
- install fiberglass reinforced plastic doors with aluminum frames in lieu of hollow metal doors and frames;
- install rubber tile (15,466 sf) in corridors and linoleum (6,713 sf) in the cafeteria and the media center in lieu of VCT flooring; and
- install VCT flooring in classrooms and related spaces (41,208 sf).

The total estimated budget for the five alternates is \$709,298. The District does not intend to pursue these alternates unless it can be done within the existing budget, so the estimated cost for these alternates is not included in either the Total Project Budget or the basis of the estimated maximum Total Facilities Grant.

<b>Project Scope &amp; Budget Agreement</b>		
Enrollment: 652	District's Proposed	Basis of Total
Total Square Feet: 117,000	Total Project Budget	Facilities Grant
Total Construction Budget*	\$5,085,217	\$4,989,581
Total Project Budget	\$6,128,870	\$6,033,234
Scope Exclusions/Ineligible Costs**	\$95,636	
Reimbursement Rate	57.74%	
Estimated Maximum Total Facilities Grant***	\$3,369,847	
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$113,743	
Maximum Total Facilities Grant****	\$3,483,589	

\* Does not include construction contingency

\*\* Scope exclusions/ineligible costs include the abatement of flooring tile.

\*\*\* Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA 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 \$3,369,847; however, the District may be eligible for up to an additional \$113,743 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 \$3,483,589 for the Project Funding Agreement for the boiler installations and the roof, window, door, HVAC, and flooring replacements at the Oxford Middle School.