

District: City of Quincy
 School Name: Francis W. Parker Elementary School
 Lincoln-Hancock Community School
 Recommended Category: Project Funding Agreement
 Date: November 12, 2014

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Quincy for window/door replacement projects at the Francis W. Parker Elementary School and the Lincoln-Hancock Community School.

District Info	
District Name	City of Quincy
Elementary School(s)	1 (PK Only) 1 (PK-5) 2 (K-4) 8 (K-5)
Middle School(s)	5 (6-8)
High School(s)	2 (9-12)

School Info		
School Name	Francis W. Parker Elementary School	Lincoln-Hancock Community School
Type of School	Elementary School	Elementary School
Grades Served	K-5	K-5
Year Opened	1916	1975
Total Building Square Footage	51,092	98,164
Additions	Add/Reno 1995	N/A
Building Issues	Window/Door	Window/Door
2013-2014 Enrollment	308	497

MSBA Votes	
Invitation to Feasibility Study	June 4, 2014
Project Funding Agreement Authorization	On November 19, 2014 Board agenda
Reimbursement Rate	71.16%

Consultants	
Owner's Project Manager	PMA Consultants, LLC
Designer	Russo Barr Associates, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of the facilities and developed schematic designs, including proposed scopes of work, schedules, and estimated budgets. The District's Designer, Russo Barr Associates, Inc., recommends window/door replacements at the Francis W. Parker Elementary School and the Lincoln-Hancock

Community School. The Designer has confirmed that the 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 combined Total Project Budget of \$3,830,835 which includes a combined construction cost of \$3,153,033. Construction costs include:

- Francis W. Parker Elementary School
 - \$146.25/sf for aluminum windows and demolition
 - \$163.80/sf for arch panel aluminum windows and demolition
 - \$117.00/sf for entrance storefront system and demolition
 - \$220,298 for exterior doors, abatement, and associated work

- Lincoln-Hancock Community School
 - \$165.07/sf for aluminum curtain walls and demolition
 - \$135.82/sf for aluminum casement and demolition
 - \$381,275 for exterior doors, abatement, and associated work

Project Funding Agreement	Francis W. Parker Elementary School	Lincoln-Hancock Community School	District’s Total Proposed Budget
Enrollment	308	497	
Total Square Feet	51,092	98,164	
Project Budget ¹	\$1,235,381	\$2,378,242	\$3,613,623
Scope Exclusions/Ineligible Costs ²	\$1,709	\$129,931	\$131,640
Estimated Basis of Total Facilities Grant	\$1,233,672	\$2,248,311	\$3,481,983
Reimbursement Rate	71.16%	71.16%	71.16%
Estimated Maximum Total Facilities Grant ³	\$877,881	\$1,599,898	\$2,477,779
 			
Project contingencies ⁴	\$74,258	\$142,954	\$217,212
Potentially eligible owner’s and construction contingencies	\$57,045	\$109,819	\$166,864
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$40,593	\$78,147	\$118,740
 			
Total Project Budget	\$1,309,639	\$2,521,196	\$3,830,835
Maximum Total Facilities Grant⁵	\$918,474	\$1,678,045	\$2,596,519

¹ Does not include owner’s or construction contingencies.

² Scope exclusions/ineligible costs include the legal fees and owner’s contingency in excess of the 2% soft cost cap. Scope exclusions also include work associated with the replacement of windows and the door at the swimming pool in the west wing of the Lincoln-Hancock Community School.

³ Does not include any grant funds for potentially eligible owner’s or construction contingency expenditures; subject to MSBA review and audit.

⁴ Includes eligible and ineligible owner’s and construction contingency.

⁵ 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 a combined Estimated Maximum Total Facilities Grant of \$2,477,779; however, the District may be eligible for up to an additional \$118,740 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 combined Maximum Total Facilities Grant of \$2,596,519 for the Project Funding Agreement for window/door replacement projects at the Francis W. Parker Elementary School and the Lincoln-Hancock Community School.