

District: Town of Stoughton
 School Name: Joseph H. Gibbons Elementary 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 Town of Stoughton for a roof and window/door replacement project at the Joseph H. Gibbons Elementary School.

District Info	
District Name	Town of Stoughton
Elementary Schools	Edwin A. Jones Early Childhood Center (PK) Helen Hansen Elementary School (K-5) Joseph Gibbons Elementary School (K-5) Joseph R. Dawe Junior Elementary School (K-5) South Elementary School (K-5) West Elementary School (K-5)
Middle School	Robert G. O'Donnell Middle School (6-8)
High School	Stoughton High School (9-12)
Priority School Name	Joseph H. Gibbons Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1971
Existing Square Footage	67,600
Additions	N/A
Building Issues	Roof, window/door
2013-2014 Enrollment	364

MSBA Votes	
Invitation to Feasibility Study	June 4, 2014
Project Funding Agreement Authorization	On November 19, 2014 Board agenda
Reimbursement Rate	54.16%

Consultants	
Owner's Project Manager	Atlantic Construction and 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, Inc., recommends the replacement of the roof and windows/doors. The Designer has confirmed that 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 \$3,919,990 which includes a construction cost of \$2,740,109.

Construction costs include:

- \$16.39/sf for PVC roof
- \$914,677 for demolition, abatement, and associated roof work
- \$107.62/sf for double-paned windows
- \$135.49/sf for curtain wall and double doors
- \$103.23/sf for aluminum storefronts
- \$69.72/sf for fiberglass sandwich panels
- \$291,010 for exterior doors and associated window work

The District is also proposing an Add Alternate bid which is not included in the Total Project Budget:

- \$190,083 for a three inch increase in roof insulation thickness

Project Funding Agreement	
Enrollment: 364	District's Proposed
Total Square Feet: 67,600 sf	Project Budget
Project Budget ¹	\$3,422,519
Scope Exclusions/Ineligible Costs ²	\$146,788
Estimated Basis of Total Facilities Grant	\$3,275,731
Reimbursement Rate	54.16 %
Estimated Maximum Total Facilities Grant ³	\$1,774,136
Project contingencies ⁴	\$497,471
Potentially eligible owner's and construction contingencies	\$150,654
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$81,594
Total Project Budget	\$3,919,990
Maximum Total Facilities Grant ⁵	\$1,855,730

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include the legal fees, consultant costs in excess of the 20% construction budget cap, construction contingency in excess of the 5% construction budget cap, and owner's contingency in excess of the 2% soft cost cap. Scope exclusions also include work associated with the repointing and sealing of expansion joints on exterior brick walls.

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 an Estimated Maximum Total Facilities Grant of \$1,774,136; however, the District may be eligible for up to an additional \$81,594 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 \$1,855,730 for the Project Funding Agreement for the roof and window/door replacement project at the Joseph H. Gibbons Elementary School.