

District: Town of Sudbury
 School Name: General John Nixon 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 Sudbury for a partial roof replacement and partial window/door replacement project at the General John Nixon Elementary School.

District Info	
District Name	Town of Sudbury
Elementary School(s)	General John Nixon Elementary School (PK-5) Peter Noyes Elementary School School (PK-5) Israel Loring Elementary School (K-5) Josiah Haynes Elementary School (K-5)
Middle School(s)	Ephraim Curtis Middle School (6-8)
High School(s)	N/A
Priority School Name	General John Nixon Elementary School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1960
Existing Square Footage	60,479
Additions	1994
Building Issues	Partial roof, partial window/door
2013-2014 Enrollment	392

MSBA Votes	
Invitation to Feasibility Study	June 4, 2014
Project Funding Agreement Authorization	November 19, 2014 Board agenda
Reimbursement Rate	36.89%

Consultants	
Owner's Project Manager	Skanska USA Building, Inc.
Designer	Baker/Wohl Architects

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, Baker/Wohl Architects, recommends partial roof replacement and partial window and door replacements. 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 \$1,096,268 which includes a construction cost of \$915,204. Construction costs include:

- \$23.85/sf for the asphalt shingle roof
- \$61,840 for demolition, abatement, and associated roof work
- \$160.71/sf for aluminum storefronts at main entry and demolition
- \$178.09/sf for translucent wall panel system and demolition
- \$182.01/sf for fixed glass aluminum curtain walls and demolition
- \$180,038 for exterior doors, abatement and associated work

Project Funding Agreement	
Enrollment: 392	District's Proposed
Total Square Feet: 60,479	Project Budget
Project Budget ¹	\$1,032,204
Scope Exclusions/Ineligible Costs ²	\$13,190
Estimated Basis of Total Facilities Grant	\$1,019,014
Reimbursement Rate	36.89%
Estimated Maximum Total Facilities Grant ³	\$375,914
Project contingencies ⁴	\$64,064
Potentially eligible owner's and construction contingencies	\$48,100
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$17,744
Total Project Budget	\$1,096,268
Maximum Total Facilities Grant ⁵	\$393,658

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include owner's contingency in excess of the 2% soft cost cap. Scope exclusions also include work associated with the entrance canopy and the masonry re-caulking at the control joints in the exterior masonry 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 \$375,914; however, the District may be eligible for up to an additional \$17,744 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 \$393,658 for the Project Funding Agreement for a partial roof replacement and partial window/door replacement at the General John Nixon Elementary School.