

District: City of Quincy
 School Name: Merrymount Elementary School
 Wollaston Elementary School
 North Quincy High School
 Recommended Category: Project Funding Agreement
 Date: January 22, 2014

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Quincy for window replacement projects at the Merrymount Elementary School, the Wollaston Elementary School, and the North Quincy High School.

District Info	
District Name	City of Quincy
Elementary School(s)	(1) PK-4, (1) PK-5, (1) K-4, (8) K-5
Middle School(s)	(2) 5-8, (3) 6-8
High School(s)	(2) 9-12

School Info			
School Name	Merrymount Elementary School	Wollaston Elementary School	North Quincy High School
Type of School	Elementary School	Elementary School	High School
Grades Served	K-5	K-5	9-12
Year Opened	1929	1912	1927
Existing Square Footage	43,750	34,576	305,000
Additions	1960: gymnasium/cafeteria and media center 1977: classrooms and elevator addition	1950's: gymnasium/cafeteria addition	1931, 1936, and 1980: Additions
Building Issues	Window	Window	Window
2012-2013 Enrollment	374	338	1,222

MSBA Votes	
Invitation to Feasibility Study	June 5, 2013
Project Funding Agreement Authorization	On January 29, 2014 Board agenda
Reimbursement Rate	69.74%

Consultants	
Owner's Project Manager	Skanska USA Building, Inc.
Designer	Habeeb & Associates 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, Habeeb & Associates Architects, Inc., recommends window replacements at the Merrymount Elementary School, Wollaston Elementary School and the North Quincy High School. The Designer has confirmed that the windows 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 \$5,338,930 which includes a combined construction cost of \$4,359,380. Construction costs include:

- Merrymount Elementary School
 - \$99.43/sf for windows and demolition
 - \$278,216 for abatement and associated work
- Wollaston Elementary School
 - \$92.78/sf for windows and demolition
 - \$205,451 for abatement and associated work
- North Quincy High School
 - \$97.35 for windows and demolition
 - \$566,689 for abatement and associated work

Project Funding Agreement	Merrymount Elementary School	Wollaston Elementary School	North Quincy High School	District’s Total Proposed Budget
Enrollment	374	338	1,222	
Total Square Feet	43,750	34,576	305,000	
Project Budget ¹	\$702,769	\$870,048	\$3,460,900	\$5,033,717
Scope Exclusions/Ineligible Costs ²	\$0	\$0	\$0	\$0
Estimated Basis of Total Facilities Grant	\$702,769	\$870,048	\$3,460,900	\$5,033,717
Reimbursement Rate	69.74%	69.74%	69.74%	69.74%
Estimated Maximum Total Facilities Grant ³	\$490,111	\$606,771	\$2,413,632	\$3,510,514
Potentially Eligible Owner’s and Construction Contingencies ²	\$32,037	\$39,625	\$159,818	\$231,480
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures	\$22,342	\$27,634	\$111,457	\$161,433
Total Project Budget	\$744,726	\$921,904	\$3,672,300	\$5,338,930
Maximum Total Facilities Grant ⁴	\$512,454	\$634,406	\$2,525,089	\$3,671,949

¹ Does not include owner's or construction contingencies.

² There are no scope exclusions/ineligible costs.

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

⁴ 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 \$3,510,514; however, the District may be eligible for up to an additional \$161,433 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 \$3,671,949 for the Project Funding Agreement for window replacement projects at the Merrymount Elementary School, the Wollaston Elementary School, and the North Quincy High School.