

District: Town of Auburn
 School Name: Auburn Middle School
 Bryn Mawr Elementary School
 Recommended Category: Project Funding Agreement
 Date: January 7, 2015

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Auburn for a roof and partial boiler replacement project at the Auburn Middle School and a roof replacement project at the Bryn Mawr Elementary School.

District Info	
District Name	Town of Auburn
Elementary School(s)	Bryn Mawr Elementary School (K-2) Mary D. Stone Elementary School (K-2) Julia Bancroft Elementary School (3-5) Pakachoag Elementary School (3-5)
Middle School(s)	Auburn Middle School (6-8)
High School(s)	Auburn Senior High School (PK, 9-12)

School Info		
School Name	Auburn Middle School	Bryn Mawr Elementary School
Type of School	Middle School	Elementary School
Grades Served	6-8	K-2
Year Opened	1959	1948
Total Building Square Footage	51,000	25,000
Additions	1972: Eight classrooms and elevator added 2000: Four modular units added	1998: Two modular units added 2013: Exterior elevator added
Building Issues	Roof/ Boiler	Roof
2013-2014 Enrollment	593	270

MSBA Votes	
Invitation to Feasibility Study	June 4, 2014
Project Funding Agreement Authorization	On January 14, 2015 Board agenda
Reimbursement Rate	54.16%

Consultants	
Owner's Project Manager	Skanska USA Building, Inc.
Designer	Dietz & Company 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, Dietz & Company Architects, Inc., recommends a roof and partial boiler replacement project at the Auburn Middle School and a roof replacement project at the Bryn Mawr Elementary School. The Designer has confirmed that the roofs and boiler 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 \$3,024,153 which includes a construction cost of \$2,429,329. Construction costs include:

- Auburn Middle School
 - \$13.21/sf for PVC roof replacement
 - \$715,048 for demolition and associated roof work
 - \$201,204 for boiler replacement
 - \$364,820 for demolition and associated boiler work

The District is also proposing add alternates which are not included in the Total Project Budget or the Estimated Basis of the Total Facilities Grant:

- \$30,259 for the replacement of three skylights
- \$12,660 for the disconnect/removal of an incinerator in boiler room
- \$9,563 for the removal of an out-of-service domestic hot water tank

- Bryn Mawr Elementary School
 - \$15.41/sf for PVC roof replacement
 - \$317,753 for demolition and associated roof work

Project Funding Agreement	Auburn Middle School	Bryn Mawr Elementary School	District’s Total Proposed Budget
Enrollment	593	270	
Total Square Feet	51,000	25,000	
Project Budget ¹	\$2,042,977	\$808,512	\$2,851,489
Scope Exclusions/Ineligible Costs ²	\$0	\$2,190	\$2,190
Estimated Basis of Total Facilities Grant	\$2,042,977	\$806,322	\$2,849,299
Reimbursement Rate	54.16%	54.16%	54.16%
Estimated Maximum Total Facilities Grant ³	\$1,106,476	\$436,704	\$1,543,180
Project Contingencies ⁴	\$125,628	\$47,036	\$172,664
Potentially eligible owner’s and construction contingencies	\$93,582	\$36,329	\$129,911

Project Funding Agreement	Auburn Middle School	Bryn Mawr Elementary School	District's Total Proposed Budget
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$50,684	\$19,676	\$70,360
Total Project Budget	\$2,168,605	\$855,548	\$3,024,153
Maximum Total Facilities Grant⁶	\$1,157,160	\$456,380	\$1,613,540

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include consultant costs in excess of the 20% construction budget cap, construction contingency in excess of the 5% construction cost cap and owner's contingency in excess of the 2% soft cost cap.

³ The "Estimated Maximum Total Facilities Grant" is calculated by applying the reimbursement rate to the "Estimated Basis of Total Facilities Grant." It 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.

⁵ The "Potential additional grant funds for eligible owner's and construction contingency expenditures" is calculated by applying the reimbursement rate to the "Potentially eligible owner's and construction contingencies."

⁶ 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 \$1,543,180; however, the District may be eligible for up to an additional \$70,360 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 \$1,613,540 for the Project Funding Agreement for a roof and partial boiler replacement project at the Auburn Middle School and a roof replacement project at the Bryn Mawr Elementary School.