

District: Town of Falmouth
 School Name: Lawrence Middle 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 Falmouth for a window/door replacement project at the Lawrence Middle School.

District Info	
District Name	Town of Falmouth
Elementary School(s)	East Falmouth Elementary School (PK-4) Mullen-Hall Elementary School (K-4) North Falmouth Elementary School (K-4) Teaticket Elementary School (PK-4)
Middle School(s)	Morse Pond School (5-6) Lawrence Middle School (7-8)
High School(s)	Falmouth High School (9-12)
Priority School Name	Lawrence Middle School
Type of School	Middle School
Grades Served	7-8
Year Opened	1953
Existing Square Footage	145,000
Additions	1997: Addition of 8 classrooms and a library
Building Issues	Window/Door
2013-2014 Enrollment	544

MSBA Votes	
Invitation to Feasibility Study	June 4, 2014
Project Funding Agreement Authorization	On January 14, 2015 Board agenda
Reimbursement Rate	37.95%

Consultants	
Owner's Project Manager	PMA Consultants, LLC
Designer	Civitects, PC

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, Civitects, PC, recommends a window/door replacement at the Lawrence Middle School. The Designer has confirmed that the windows/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 \$3,947,636 which includes a construction cost of \$3,364,465. Construction costs include:

- \$131.49/sf for aluminum windows and demolition
- \$134.35/sf for aluminum monitor skylights and demolition
- \$829,063 for abatement and associated costs

The District is also proposing a deduct alternate which is included in the Total Project Budget but not the Estimated Basis of Total Facilities Grant:

- \$48,500 for applied muntins on the aluminum windows

Project Funding Agreement	
Enrollment: 544	District's Proposed
Total Square Feet: 145,000	Project Budget
Project Budget ¹	\$3,769,850
Scope Exclusions/Ineligible Costs ²	\$1,000
Estimated Basis of Total Facilities Grant	\$3,768,850
Reimbursement Rate	37.95%
Estimated Maximum Total Facilities Grant ³	\$1,430,279
Project Contingencies ⁴	\$177,786
Potentially eligible owner's and construction contingencies	\$177,786
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$67,470
Total Project Budget	\$3,947,636
Maximum Total Facilities Grant ⁶	\$1,497,748

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include legal fees.

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 eligible owner's and construction contingency.

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 \$1,430,279; however, the District may be eligible for up to an additional \$67,470 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 \$1,497,748 for the Project Funding Agreement for a window/door replacement project at the Lawrence Middle School.