

District: Town of Greenfield
 School Name: Green River 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 Greenfield for a roof and window/door replacement project at the Green River Elementary School.

District Info	
District Name	Town of Greenfield
Elementary School(s)	Discovery School at Four Corners (K-3) Federal Street School (K-3) Green River Elementary School at the Math & Science Academy (4-7) Newton School (K-3) The Academy of Early Learning at North Parish (PK)
Middle School(s)	Greenfield Middle School (4-7)
High School(s)	Poet Seat Therapeutic Day Program (8-12) Greenfield High School (8-12)
Priority School Name	Green River Elementary School
Type of School	Elementary School
Grades Served	4-6
Year Opened	1949
Existing Square Footage	20,570
Additions	1991: Expansion/renovation that included a new gymnasium as well as a boiler, HVAC, roof and windows 2010: General repairs to bring building up to code
Building Issues	Roof/Windows/Door
2013-2014 Enrollment	8

MSBA Votes	
Invitation to Feasibility Study	June 4, 2014
Project Funding Agreement Authorization	On January 14, 2015 Board agenda
Reimbursement Rate	77.47%

Consultants	
Owner's Project Manager	Arcadis US, 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 roof, window, and door replacements at the Green River Elementary School. 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 \$2,340,110 which includes a construction cost of \$1,739,286. Construction costs include:

- \$16.52/sf for asphalt roof replacement
- \$16.85/sf for PVC roof replacement
- \$372,762 for roof demolition and associated costs
- \$137.96/sf for aluminum windows and demolition
- \$129.04/sf for aluminum storefront windows and demolition
- \$547,652 for abatement, doors, ADA upgrades, and associated work

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

- \$688,201 for slate roof in lieu of asphalt shingles

Project Funding Agreement	
Enrollment: 8	District’s Proposed Project Budget
Total Square Feet: 20,570	
Project Budget ¹	\$2,049,978
Scope Exclusions/Ineligible Costs ²	\$6,000
Estimated Basis of Total Facilities Grant	\$2,043,978
Reimbursement Rate	77.47%
Estimated Maximum Total Facilities Grant ³	\$1,583,470
Project Contingencies ⁴	\$290,132
Potentially eligible owner’s and construction contingencies	\$93,178
Potential additional grant funds for eligible owner’s and construction contingency expenditures ⁵	\$72,185
Total Project Budget	\$2,340,110
Maximum Total Facilities Grant ⁶	\$1,655,655

¹ Does not include owner’s or construction contingencies.

² Scope exclusions/ineligible costs include legal fees and mailing/moving 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 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 \$1,583,470; however, the District may be eligible for up to an additional \$72,185 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 \$1,655,655 for the Project Funding Agreement for a roof and window/door replacement project at the Green River Elementary School.