

District: Town of Randolph
 School Name: John F. Kennedy Elementary School
 Randolph High 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 Randolph for a window/door replacement project at the John F. Kennedy Elementary School and a partial window/door replacement project at the Randolph High School.

District Info	
District Name	Town of Randolph
Elementary School(s)	Elizabeth G. Lyons Elementary School (K-5) John F. Kennedy Elementary School (PK-5) Margaret L. Donovan Elementary School (K-5) Martin E. Young Elementary School (K-5)
Middle School(s)	Randolph Community Middle School (6-8)
High School(s)	Randolph High School (8-12)

School Info		
School Name	John F. Kennedy Elementary School	Randolph High School
Type of School	Elementary School	High School
Grades Served	PK-5	8-12
Year Opened	1965	1950
Total Building Square Footage	86,180	285,660
Additions	N/A	Renovation, 1970
Building Issues	Roof/Windows/Boilers	Roof/Windows/Boilers
2013-2014 Enrollment	422	746

MSBA Votes	
Invitation to Feasibility Study	June 4, 2014
Project Funding Agreement Authorization	On January 14, 2015 Board agenda
Reimbursement Rate	74.74%

Consultants	
Owner's Project Manager	STV, Inc., with Janey Construction Management and Consulting, Inc.
Designer	Taylor & Burns 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, Taylor & Burns Architects, recommends a window/door

replacement project at the John F. Kennedy Elementary School and a partial window/door replacement project at the Randolph High 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 \$7,846,888 which includes a construction cost of \$6,540,832. Construction costs include:

- John F. Kennedy Elementary School
 - \$112.19/sf for aluminum windows and demolition
 - \$128.38/sf for storefront windows and demolition
 - \$68.26/sf for translucent panels and demolition
 - \$614,877 for gypsum soffit replacement, exterior doors, abatement, and associated work

- Randolph High School
 - \$115.89/sf for aluminum windows and demolition
 - \$116.29/sf for storefront windows and demolition
 - \$68.75/sf for translucent panels and demolition
 - \$915,560 for window shades, exterior doors, abatement, and associated work

Project Funding Agreement	John F. Kennedy Elementary School	Randolph High School	District's Total Proposed Budget
Enrollment	422	746	
Total Square Feet	86,180	285,660	
Project Budget ¹	\$2,555,749	\$4,944,901	\$7,500,650
Scope Exclusions/Ineligible Costs ²	\$60,241	\$79,581	\$139,822
Estimated Basis of Total Facilities Grant	\$2,495,508	\$4,865,320	\$7,360,828
Reimbursement Rate	74.74%	74.74%	74.74%
Estimated Maximum Total Facilities Grant ³	\$1,865,143	\$3,636,340	\$5,501,483
Project Contingencies⁴			
Potentially eligible owner's and construction contingencies	\$113,503	\$232,735	\$346,238
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$84,832	\$173,946	\$258,778
Total Project Budget			
Maximum Total Facilities Grant ⁶	\$1,949,975	\$3,810,286	\$5,760,261

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include legal fees and costs associated with the replacement of windows at the swimming pool located in Randolph High School.

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 and ineligible 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 \$5,501,483; however, the District may be eligible for up to an additional \$258,778 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 \$5,760,261 for the Project Funding Agreement for a window/door replacement project at the John F. Kennedy Elementary School and a partial window/door replacement project at the Randolph High School.