

District: Town of Tyngsborough
 School Name: Tyngsborough 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 Tyngsborough for a roof and boiler replacement project at the Tyngsborough High School.

District Info	
District Name	Town of Tyngsborough
Elementary School(s)	Tyngsborough Elementary School (PK-5)
Middle School(s)	Tyngsborough Middle School (6-8)
High School(s)	Tyngsborough High School (9-12)
Priority School Name	Tyngsborough High School
Type of School	High School
Grades Served	9-12
Year Opened	1992
Existing Square Footage	127,000
Additions	1999: connecting corridor and four modular classrooms added 2000: two modular classrooms added
Building Issues	Roof/Boilers
2013-2014 Enrollment	524

MSBA Votes	
Invitation to Feasibility Study	June 4, 2014
Project Funding Agreement Authorization	On January 14, 2015 Board agenda
Reimbursement Rate	52.89%

Consultants	
Owner's Project Manager	Municipal Building Consultants, Inc.
Designer	CSS 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, CSS Architects, Inc. recommends roof and boiler replacement. The Designer has confirmed that the roof 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 \$4,074,418 which includes a construction cost of \$3,282,118.

Construction costs include:

- \$21.54/sf for PVC roof
- \$1,146,729 for demolition and associated roof work
- \$357,353 for three boilers
- \$389,537 for demolition and associated work in the boiler room

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

- \$78,349 for chiller replacement and ice storage tanks removal outside the boiler room

Project Funding Agreement	
Enrollment: 524	District's Proposed
Total Square Feet: 127,000 sf	Project Budget
Project Budget ¹	\$3,849,418
Scope Exclusions/Ineligible Costs ²	\$83,349
Estimated Basis of Total Facilities Grant	\$3,766,069
Reimbursement Rate	52.89%
Estimated Maximum Total Facilities Grant ³	\$1,991,874
Project contingencies ⁴	\$225,000
Potentially eligible owner's and construction contingencies	\$175,452
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$92,797
Total Project Budget	\$4,074,418
Maximum Total Facilities Grant ⁶	\$2,084,670

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include construction contingency in excess of the 5% construction budget cap, owner's contingency in excess of the 2% soft cost cap, legal fees, and the air cooled chiller replacement and ice storage tank removal outside the boiler room.

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 \$1,991,874; however, the District may be eligible for up to an additional \$92,797 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 \$2,084,670 for the Project Funding Agreement for a roof and boiler replacement project at the Tyngsborough High School.