

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

District Info	
District Name	Town of Wellesley
Elementary School(s)	Ernest F. Upham Elementary School (K-5) Hunnewell Elementary School (K-5) John D. Hardy Elementary School (K-5) Joseph E. Fiske Elementary School (PK-5) Katharine Lee Bates Elementary School (K-5) Schofield Elementary School (K-5) Sprague Elementary School (K-5)
Middle School(s)	Wellesley Middle School (6-8)
High School(s)	Wellesley High School (9-12)
Priority School Name	Wellesley Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1953
Existing Square Footage	228,700
Additions	Between 2006 and 2007, the roof and boiler were renovated, the unit ventilators were replaced, and the lighting was upgraded. In 2011, a renovation project provided three new science labs.
Building Issues	Windows/Doors
2013-2014 Enrollment	1,164

MSBA Votes	
Invitation to Feasibility Study	June 4, 2014
Project Funding Agreement Authorization	On January 14, 2015 Board agenda
Reimbursement Rate	31.00%

Consultants	
Owner's Project Manager	Arcadis U.S., 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 window/door replacement

project at the Wellesley Middle School. 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 \$4,991,050 which includes a construction cost of \$3,827,871.

Construction costs include:

- \$165.92/sf for aluminum windows and demolition
- \$67.67/sf for new insulated glass at existing frames and demolition
- \$185.02/sf for translucent fiberglass wall panels and demolition
- \$892,247 for abatement, roller shades, exterior doors, and associated work

Project Funding Agreement	
Enrollment: 1,164	District’s Proposed Project Budget
Total Square Feet: 228,700 sf	
Project Budget ¹	\$4,595,893
Scope Exclusions/Ineligible Costs ²	\$2,448
Estimated Basis of Total Facilities Grant	\$4,593,445
Reimbursement Rate	31.00%
Estimated Maximum Total Facilities Grant ³	\$1,423,968
Project contingencies ⁴	\$395,157
Potentially eligible owner’s and construction contingencies	\$206,754
Potential additional grant funds for eligible owner’s and construction contingency expenditures ⁵	\$64,094
Total Project Budget	\$4,991,050
Maximum Total Facilities Grant⁶	\$1,488,062

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, and soft costs that exceed 20% of the construction budget.

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 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 \$1,423,968; however, the District may be eligible for up to an additional \$64,094 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 \$1,488,062 for the Project Funding Agreement for a window/door replacement project at the Wellesley Middle School.