

District: City of Gardner
 School Name: Elm Street School
 Recommended Category: Project Funding Agreement
 Date: March 18, 2015

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Gardner for a window/door and boiler replacement project at the Elm Street School.

District Info	
District Name	City of Gardner
Elementary Schools	Elm Street School (3-5) Helen Mae Sauter Elementary School (1-3) Waterford Street School (PK-2)
Middle School	Gardner Middle School (6-8)
High Schools	Gardner Academy for Learning and Technology (9-12) Gardner High School (9-12)
Priority School Name	Elm Street School
Type of School	Elementary School
Grades Served	3-5
Year Opened	1926
Existing Square Footage	131,000
Additions	N/A
Building Issues	Windows/Doors/Boilers
2014-2015 Enrollment	509

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 4, 2014
Project Funding Agreement Authorization	On March 25, 2015 Board agenda
Reimbursement Rate	78.95%

Consultants	
Owner's Project Manager	Hill International, Inc.
Designer	ICON Architecture, 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, ICON Architecture, Inc., recommends replacement of the windows/doors and boilers. The Designer has confirmed that the windows/doors and boilers 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 \$4,158,176 which includes a construction cost of \$3,509,176. Construction costs include:

- \$330,441 for boiler replacement
- \$605,122 for boiler demolition, abatement, associated costs
- \$137.98/sf for window replacement
- \$1,382,005 for window abatement, exterior doors, and associated costs

Project Funding Agreement	
Enrollment: 509 Total Square Feet: 131,000	District's Proposed Project Budget
Project Budget ¹	\$3,973,432
Scope Exclusions/Ineligible Costs ²	\$10,000
Estimated Basis of Total Facilities Grant	\$3,963,432
Reimbursement Rate	78.95%
Estimated Maximum Total Facilities Grant ³	\$3,129,130
Project contingencies ⁴	\$184,744
Potentially eligible owner's and construction contingencies	\$184,744
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$145,855
Total Project Budget	\$4,158,176
Maximum Total Facilities Grant ⁶	\$3,274,985

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include owner's contingency in excess of the 2% soft cost cap.

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 \$3,129,130; however, the District may be eligible for up to an additional \$145,855 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 \$3,274,985 for the Project Funding Agreement for a window/door and boiler replacement project at the Elm Street School.