

District: City of Melrose  
 School Name: Herbert Clark Hoover Elementary 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 Melrose for a window/door replacement project at the Herbert Clark Hoover Elementary School.

<b>District Info</b>	
District Name	City of Melrose
Elementary Schools	Franklin Early Childhood Center (PK) Herbert Clark Hoover Elementary School (K-5) Horace Mann Elementary School (K-5) Lincoln Elementary School (K-5) Roosevelt Elementary School (K-5) Winthrop Elementary School (K-5)
Middle School	Melrose Veterans Memorial Middle School (6-8)
High School	Melrose High School (9-12)
Priority School Name	Herbert Clark Hoover Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1965
Existing Square Footage	34,250
Additions	N/A
Building Issues	Windows/Doors
2014-2015 Enrollment	252

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	June 4, 2014
Project Funding Agreement Authorization	On March 25, 2015 Board agenda
Reimbursement Rate	51.42%

<b>Consultants</b>	
Owner's Project Manager	Strategic Building Solutions, LLC
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 a window/door replacement project. 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 \$1,398,853 which includes a construction cost of \$1,090,827. Construction costs include:

- \$134.74/sf for aluminum windows and demolition
- \$126.92/sf for aluminum storefront windows and demolition
- \$507,725 for exterior doors, ADA upgrades, and associated work

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

- \$48,538 for tempered window glazing.

<b>Project Funding Agreement</b>	
Enrollment: 252	District’s Proposed Project Budget
Total Square Feet: 34,250	
Project Budget <sup>1</sup>	\$1,339,342
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$70,228
Estimated Basis of Total Facilities Grant	\$1,269,114
Reimbursement Rate	51.42%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$652,579
Project contingencies <sup>4</sup>	\$59,511
Potentially eligible owner’s and construction contingencies	\$59,511
Potential additional grant funds for eligible owner’s and construction contingency expenditures <sup>5</sup>	\$30,601
Total Project Budget	\$1,398,853
Maximum Total Facilities Grant <sup>6</sup>	\$683,179

<sup>1</sup> Does not include owner’s or construction contingencies.

<sup>2</sup> Scope exclusions/ineligible costs include consultant costs in excess of the 20% soft cost cap and work associated with the vestibule at the front entrance.

<sup>3</sup> Does not include any grant funds for potentially eligible owner’s or construction contingency expenditures; subject to MSBA review and audit.

<sup>4</sup> Includes eligible and ineligible owner’s and construction contingency.

<sup>5</sup> 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.”

<sup>6</sup> 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 \$652,579; however, the District may be eligible for up to an additional \$30,601 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 \$683,179 for the Project Funding Agreement for a window/door replacement project at the Herbert Clark Hoover Elementary School.