

District: Town of Stoughton  
 School Name: West Elementary School  
 Recommended Category: Project Funding Agreement  
 Date: March 23, 2016

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Stoughton for a partial window/door replacement project at the West Elementary School.

<b>District Info</b>	
District Name	Town of Stoughton
Elementary Schools	Edwin A. Jones Early Childhood Center (PK) West Elementary School (PK-5) Helen Hansen Elementary School (K-5) Joseph H. Gibbons Elementary School (K-5) Joseph R. Dawe Jr. Elementary School (K-5) South Elementary School (K-5)
Middle School	O'Donnell Middle School (6-8)
High School	Stoughton High School (9-12)
Priority School Name	West Elementary School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1951
Existing Square Footage	47,662
Additions	1955, 1962, 1996
Building Issues	Windows/Doors
2015-2016 Enrollment	360

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	June 3, 2015
Project Funding Agreement Authorization	On March 30, 2016 Board agenda
Reimbursement Rate	54.79%

<b>Consultants</b>	
Owner's Project Manager (the "OPM")	Compass Project Management
Designer	CBI Consulting, 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, CBI Consulting, Inc. recommends a window/door replacement project. The Designer has confirmed that the windows and 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 \$2,022,628 which includes a construction cost of \$1,511,428. Construction costs include:

- \$308,611 (\$174.55/sq. ft.) for the aluminum windows
- \$17,712 (\$167.09/sq. ft.) for the aluminum storefronts
- \$451,975 (\$126.89/sq. ft.) for the hollow metal framed glazing system
- \$210,124 (\$104.54/sq. ft.) for the hollow metal framed metal panels
- \$29,270 (\$115.24/sq. ft.) for the hollow metal framed windows
- \$17,718 (\$144.05/ sq. ft. ) for the transom glazing
- \$75,360 for the window shades
- \$400,658 for other associated window/door replacement work

<b>Project Funding Agreement</b>	
Enrollment: 360	District’s Proposed Project Budget
Total Square Feet: 47,662	
Project Budget <sup>1</sup>	\$1,931,628
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$117,914
Estimated Basis of Total Facilities Grant	\$1,813,714
Reimbursement Rate	54.79 %
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$993,734
Project contingencies <sup>4</sup>	\$91,000
Potentially eligible owner’s and construction contingencies	\$78,557
Potential additional grant funds for eligible owner’s and construction contingency expenditures <sup>5</sup>	\$43,041
Total Project Budget	\$2,022,628
Maximum Total Facilities Grant <sup>6</sup>	\$1,036,775

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

<sup>2</sup> Scope exclusions/ineligible costs include owner’s contingency in excess of the 0.5% soft cost cap and soft costs that exceed 20% of the construction budget.

<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 keeping with its policies for the determination of eligibility. 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 \$993,734; however, the District may be eligible for up to an additional \$43,041 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 \$1,036,775 for the Project Funding Agreement for a partial window/door replacement project at the West Elementary School.