

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

District Info	
District Name	Town of Watertown
Elementary Schools	Cunniff Elementary School (PK-5) Hosmer Elementary School (PK-5) James Russell Lowell Elementary School (PK-5)
Middle School	Watertown Middle School (6-8)
High School	Watertown High School (9-12)
Priority School Name	Watertown Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1922
Existing Square Footage	134,000
Additions	1998
Building Issues	Windows, Doors
2015-2016 Enrollment	543

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 3, 2015
Project Funding Agreement Authorization	On March 30, 2016 Board agenda
Reimbursement Rate	48.47%

Consultants	
Owner’s Project Manager (the “OPM”)	exPERTcon, Inc.
Designer	Gale Associates, 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, Gale Associates, Inc., recommends a partial 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 \$3,313,291 which includes a construction cost of \$2,813,525. Construction costs include:

- \$1,613,626 (\$228/sq. ft.) for the aluminum windows
- \$230,379 for the polyvinyl chloride (“PVC”) trim work
- \$139,576 for the window blinds
- \$829,944 for hazmat abatement and other associated window replacement work

Project Funding Agreement	
Enrollment: 543 Total Square Feet: 134,000	District’s Proposed Project Budget
Project Budget ¹	\$3,158,547
Scope Exclusions/Ineligible Costs ²	\$0
Estimated Basis of Total Facilities Grant	\$3,158,547
Reimbursement Rate	48.47%
Estimated Maximum Total Facilities Grant ³	\$1,530,948
Project contingencies ⁴	\$154,744
Potentially eligible owner’s and construction contingencies	\$154,744
Potential additional grant funds for eligible owner’s and construction contingency expenditures ⁵	\$75,004
Total Project Budget	\$3,313,291
Maximum Total Facilities Grant ⁶	\$1,605,952

¹ Does not include owner’s or construction contingencies.

² No scope exclusions/ineligible costs were identified.

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 and is subject to MSBA review and audit.

⁴ Includes eligible 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 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 \$1,530,948; however, the District may be eligible for up to an additional \$75,004 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 \$1,605,952 for the Project Funding Agreement for a partial window/door replacement project at the Watertown Middle School.