

District: Town of Boxford
 School Name: Spofford Pond School
 Recommended Category: Project Funding Agreement
 Date: February 8, 2017

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Boxford for a roof, window, and door replacement project at the Spofford Pond School.

| District Info | |
|-------------------------|---|
| District Name | Town of Boxford |
| Elementary Schools | Harry Lee Cole Early Elementary School (PK-2) Spofford Pond School (3-6) |
| Middle School | N/A |
| High School | N/A |
| Priority School Name | Spofford Pond School |
| Type of School | Elementary School |
| Grades Served | 3-6 |
| Year Opened | 1963 |
| Existing Square Footage | 76,895 |
| Additions | 1967: Addition, 1990: Addition, 1996: Addition |
| Building Issues | Roof/Windows/Doors |
| 2015-2016 Enrollment | 425 |

| MSBA Votes | |
|---|-----------------------------------|
| Invitation to Participate in the Accelerated Repair Program | May 25, 2016 |
| Project Funding Agreement Authorization | On February 15, 2017 Board agenda |
| Reimbursement Rate | 39.84% |

| Consultants | |
|-------------------------------------|---|
| Owner’s Project Manager (the “OPM”) | NETCO Construction Project Managers, Inc. |
| Designer | Russo Barr 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, Russo Barr Associates, Inc., recommends a roof, window, and door replacement project at the Spofford Pond School. The Designer has confirmed that the roof, windows, and doors will be in compliance with the MSBA’s sustainability requirements.

MSBA staff reviewed the consultants’ existing conditions analysis and proposed schedule that were provided by the District. Also, MSBA staff discussed the scope and budget

with the District and its consultants. The District has provided a Total Project Budget of \$4,981,379, which includes a construction cost of \$3,905,603. Construction costs include:

- \$1,417,051 (\$18.34/sf) for the polyvinyl chloride (“PVC”) roof
- \$476,225 to replace rooftop units and associated work (ineligible for reimbursement)
- \$167,823 to replace roof drains
- \$812,959 for demolition, abatement, and other associated roof replacement work
- \$601,374 (\$165.90/sf) for aluminum windows (Punched, Wind Zone 1)
- \$92,940 for exterior doors
- \$104,226 for window shades
- \$41,400 for interior ceiling repairs (ineligible for reimbursement)
- \$191,605 for abatement and other associated window replacement work

| Project Funding Agreement | |
|--|---------------------|
| Enrollment: 425 | District’s Proposed |
| Total Square Feet: 76,895 | Project Budget |
| Project Budget ¹ | \$4,551,763 |
| Scope Exclusions/Ineligible Costs ² | \$447,625 |
| Estimated Basis of Total Facilities Grant | \$4,104,138 |
| Reimbursement Rate | 39.84% |
| Estimated Maximum Total Facilities Grant ³ | \$1,635,089 |
| Project contingencies ⁴ | \$429,616 |
| Potentially eligible owner’s and construction contingencies | \$214,808 |
| Potential additional grant funds for eligible owner’s and construction contingency expenditures ⁵ | \$85,580 |
| Total Project Budget | \$4,981,379 |
| Maximum Total Facilities Grant ⁶ | \$1,720,669 |

¹ Does not include owner’s or construction contingencies.

² Scope exclusions/ineligible costs include costs associated with the replacement of rooftop units and costs associated with ceiling repairs. Scope exclusions/ineligible costs do not include ineligible construction contingency and owner’s contingency.

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 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 accordance 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 \$1,635,089; however, the District may be eligible for up to an additional \$85,580 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 \$1,720,669 for the Project Funding Agreement for a roof, window, and door replacement project at the Spofford Pond School.