

District: Town of Swansea  
 School Name: Elizabeth S. Brown Elementary 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 Swansea for a window and door replacement project at the Elizabeth S. Brown Elementary School.

<b>District Info</b>	
District Name	Town of Swansea
Elementary Schools	Mark G. Hoyle Elementary School (PK-2) Gardner Elementary School (K-2) Elizabeth S. Brown Elementary School (3-5) Joseph G. Luther Elementary School (3-5)
Middle School	Joseph Case Junior High School (6-8)
High School	Joseph Case High School (9-12)
Priority School Name	Elizabeth S. Brown Elementary School
Type of School	Elementary School
Grades Served	3-5
Year Opened	1956
Existing Square Footage	38,180
Additions	N/A
Building Issues	Windows/Doors
2015-2016 Enrollment	307 students

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	May 25, 2016
Project Funding Agreement Authorization	On February 15, 2017 Board agenda
Reimbursement Rate	54.79%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Skanska USA Building, Inc.
Designer	Tighe & Bond, 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, Tighe and Bond, Inc., recommends a window and door replacement project at the Elizabeth S. Brown Elementary School. 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 that were provided by the District. Also, MSBA staff have discussed the scope and budget with the District and its consultants. The District has provided a Total Project Budget of \$1,468,488, which includes a construction cost of \$1,127,667. Construction costs include:

- \$614,959 (\$171.78/sf) for Aluminum Windows (Punched, Wind Zone 1)
- \$30,822 (\$189.09/sf) for Aluminum Curtainwall & Storefront System
- \$29,455 (\$109.09/sf) for Kalwall Windows
- \$137,533 for insulation and sealants
- \$78,110 for Vandal Screens and Window Shades
- \$236,788 for demolition, hazardous material abatement and other associated window work

The District proposed an add alternate for the following scope of work. The District may consider the add alternate if the construction bids come in lower than the estimated Construction Budget shown in the Total Project Budget.

- \$123,109 for the replacement of the exterior doors (ineligible for reimbursement because the doors are less than twenty years old)

<b>Project Funding Agreement</b>	
Enrollment: 307 students Total Square Feet: 38,180 gsf.	District’s Proposed Project Budget
Project Budget <sup>1</sup>	\$1,406,467
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$28,800
Estimated Basis of Total Facilities Grant	\$1,377,667
Reimbursement Rate	54.79%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$754,824
Project contingencies <sup>4</sup>	\$62,021
Potentially eligible owner’s and construction contingencies	\$62,021
Potential additional grant funds for eligible owner’s and construction contingency expenditures <sup>5</sup>	\$33,981
<b>Total Project Budget</b>	<b>\$1,468,488</b>
<b>Maximum Total Facilities Grant<sup>6</sup></b>	<b>\$788,805</b>

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

<sup>2</sup> Scope exclusions/ineligible costs include soft costs that exceed 20% of the construction budget cap. Scope exclusions/ineligible costs do not include ineligible construction contingency and owner’s contingency.

<sup>3</sup> 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.

<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 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 \$754,824; however, the District may be eligible for up to an additional \$33,981 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 \$788,805 for the Project Funding Agreement for a window and door replacement project at the Elizabeth S. Brown Elementary School.