

District: North Middlesex Regional School District
 School Name: Hawthorne Brook Middle School
 Squannacook Early Childhood Center
 Varnum Brook Elementary School
 Recommended Category: Project Funding Agreement
 Date: May 3, 2017

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the North Middlesex Regional School District for a window and door replacement project at the Hawthorne Brook Middle School, a roof replacement project at the Squannacook Early Childhood Center, and a roof, window, and door replacement project at the Varnum Brook Elementary School.

District Info	
District Name	North Middlesex Regional School District
Elementary School(s)	Ashby Elementary School (K-4) Spaulding Memorial School (K-4) Varnum Brook Elementary School (K-4) Squannacook Early Childhood Center (PK-4)
Middle School(s)	Hawthorne Brook Middle School (5-8) Nissitissit Middle School (5-8)
High School(s)	North Middlesex Regional High School (9-12)

School Info			
School Name	Hawthorne Brook Middle School	Squannacook Early Childhood Center	Varnum Brook Elementary School
Type of School	Middle School	Elementary School	Elementary School
Grades Served	5-8	PK-4	K-4
Year Opened	1979	1989	1977
Total Building Square Footage	99,688	58,400	136,047
Additions	N/A	N/A	1994
Building Issues	Windows/Doors	Roof	Roof Windows/Doors
2016-2017 Enrollment	504	70	574

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	July 20, 2016

Project Funding Agreement Authorization	On May 12, 2017 Board agenda
Reimbursement Rate	57.11%

Consultants	
Owner's Project Manager (the "OPM")	Atlantic Construction & Management, Inc.
Designer	Habeeb & Associates Architects, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of each facility and developed schematic designs including proposed scopes of work, schedules, and estimated budgets. The District's Designer, Habeeb & Associates Architects, Inc. recommends a window and door replacement project at the Hawthorne Brook Middle School, a roof replacement project at the Squannacook Early Childhood Center, and a roof, window, and door replacement project at the Varnum Brook Elementary School. The Designer has confirmed that the roofs, windows, and doors will be in compliance with the MSBA's sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analyses and proposed schedules that were provided by the District. Also, MSBA staff discussed the scopes and budgets for the projects with the District and its consultants.

At the Hawthorne Brook Middle School, the District has provided a Total Project Budget of \$4,109,125, which includes a construction cost of \$2,898,882. Construction costs include:

- \$438,714 (\$126.32/sf) for aluminum windows
- \$250,256 (\$141.31/sf) for aluminum storefront
- \$168,920 for translucent and sloped glazed wall systems
- \$83,267 for solid surface sills and aprons at windows
- \$236,285 for exterior doors
- \$292,501 for security screens, window shades, and window accessories
- \$446,208 for selective demolition, hazardous material abatement and other associated window work.
- \$982,731 for ineligible work which includes replacing rooftop HVAC equipment and other associated work

At the Squannacook Early Childhood Center, the District has provided a Total Project Budget of \$4,570,277, which includes a construction cost of \$3,192,783. Construction costs include:

- \$818,332 (\$17.62/sf) for a new asphalt shingle roof
- \$199,890 for sheathing and rough carpentry
- \$108,621 for sheet metal flashing
- \$41,122 for PVC trim and soffit board
- \$41,152 for aluminum gutters and downspouts
- \$17,533 for HVAC disconnect and reconnect
- \$27,724 for electrical disconnect and reconnect

- \$330,260 for demolition and other associated roof replacement work
- \$7,000 for compliance upgrades resulting from the estimated cost of the base scope exceeding 30% of the full and fair cash value of the building (ineligible for reimbursement)
- \$982,651 for ineligible work which includes the installation of a dry sprinkler system, a split ductless air conditioning system, and other associated work
- \$618,498 for ineligible finishes and electrical work funded by insurance proceeds as a result of previous roof leaks

At the Varnum Brook Elementary School, the District has provided a Total Project Budget of \$8,977,987, which includes a construction cost of \$7,155,102. Construction costs include:

- \$2,024,925 (\$27.22/sf) for a new single-ply PVC roof
- \$100,044 (\$33.35/sf) for a new standing seam metal roof
- \$128,148 for sheet metal flashing and roof edge
- \$258,909 for roof accessories
- \$181,027 for HVAC disconnect and reconnect
- \$91,536 for electrical disconnect and reconnect
- \$640,628 for demolition and other associated roof replacement work

- \$663,729 (\$127.52/sf) for aluminum windows
- \$364,022 (\$141.59/sf) for aluminum storefront
- \$154,212 for translucent and sloped glazed wall systems
- \$143,214 for rough carpentry at windows
- \$222,207 for exterior doors
- \$395,695 for security screens, window shades, and window accessories
- \$517,070 for demolition, hazardous material abatement and other associated window work

- \$197,100 for compliance upgrades resulting from the estimated cost of the base scope exceeding 30% of the full and fair cash value of the building (ineligible for reimbursement)
- \$1,072,636 for ineligible work which includes replacing rooftop HVAC equipment and other associated work

Project Funding Agreement	Hawthorne Brook Middle School	Squannacook Early Childhood Center	Varnum Brook Elementary School	District's Total Proposed Budget⁷
Enrollment	504	70	574	
Total Square Feet	99,688	58,400	136,047	
Project Budget ¹	\$3,535,957	\$3,940,188	\$ 8,324,497	\$15,800,642
Scope Exclusions/Ineligible Costs ²	\$1,200,024	\$1,985,827	\$1,501,715	\$4,687,566
Estimated Basis of Total Facilities Grant	\$2,335,933	\$1,954,361	\$6,822,782	\$11,113,076
Reimbursement Rate	57.11%	57.11%	57.11%	57.11%

Estimated Maximum Total Facilities Grant ³	\$1,334,051	\$1,116,135	\$3,896,491	\$6,346,677
Project Contingencies ⁴	\$573,168	\$630,089	\$653,490	\$1,856,747
Potentially eligible owner's and construction contingencies	\$159,439	\$175,603	\$393,531	\$728,573
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$91,055	\$100,287	\$224,745	\$416,087
Total Project Budget	\$4,109,125	\$4,570,277	\$8,977,987	\$17,657,389
Maximum Total Facilities Grant ⁶	\$1,425,106	\$1,216,422	\$4,121,236	\$6,762,764

¹ Does not include owner's or construction contingencies.

² At the Hawthorne Brook Middle School, scope exclusions/ineligible costs include HVAC scope, consultant fees associated with HVAC scope, and powerwashing. At the Squannacook Early Childhood Center, scope exclusions/ineligible costs include HVAC, MAAB upgrades, and insurance funded scope, consultant fees associated with HVAC, MAAB upgrades, and insurance funded scope, and tool shed roof replacement. At the Varnum Brook Elementary School, scope exclusions/ineligible costs include HVAC and MAAB upgrade scope, consultant fees associated with HVAC and MAAB upgrade scope, and powerwashing.

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.

⁷ The amounts reflected in this column are combined totals for the individual projects that are described in this memo. Each of the school projects described in this memo shall be considered severally, and not jointly, so that any unused portion of the grant amount specified for one of the school projects cannot be applied to an overage in otherwise eligible costs that exceed the grant amount specified for another project.

MSBA staff recommends a combined Estimated Maximum Total Facilities Grant of \$6,346,677 for the projects; however, the District may be eligible for up to an additional \$416,087 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 combined Maximum Total Facilities Grant of \$6,762,764 for a window and door replacement project at the Hawthorne Brook Middle School, a roof replacement project at the Squannacook Early Childhood Center, and a roof, window, and door replacement project replacement project at the Varnum Brook Elementary School.