

District: Quaboag Regional School District
 School Name: Warren 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 Quaboag Regional School District for a window and door replacement project at the Warren Elementary School.

District Info	
District Name	Quaboag Regional School District
Elementary Schools	West Brookfield Elementary School (PK-6) Warren Elementary School (PK-6)
Middle School	Quaboag Regional Middle Innovation School (7-8)
High School	Quaboag Regional High School (9-12)
Priority School Name	Warren Elementary School
Type of School	Elementary School
Grades Served	PK-6
Year Opened	1991
Existing Square Footage	74,000
Additions	N/A
Building Issues	Windows/Doors
2016-2017 Enrollment	467

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	71.17%

Consultants	
Owner’s Project Manager (the “OPM”)	NETCO Construction Project Managers, Inc.
Designer	Tai Soo Kim Partners, LLC

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, Tai Soo Kim Partners, LLC, recommends a window and door replacement project at the Warren 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 discussed the scope and budget

with the District and its consultants. The District has provided a Total Project Budget of \$1,048,662, which includes a construction cost of \$754,200. Construction costs include:

- \$481,227 (\$146.36/ft) for aluminum windows
- \$33,597 to remove and reinstall window treatments
- \$86,944 for window blocking, caulking, and temporary protection
- \$88,163 to remove and replace exterior doors
- \$64,269 for finishes and other associated costs

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

- \$88,163 to remove and replace exterior doors

Project Funding Agreement	
Enrollment: 467 Total Square Feet: 74,000	District's Proposed Project Budget
Project Budget ¹	\$965,700
Scope Exclusions/Ineligible Costs	\$0
Estimated Basis of Total Facilities Grant	\$965,700
Reimbursement Rate	71.17%
Estimated Maximum Total Facilities Grant ²	\$687,289
Project contingencies ³	\$82,962
Potentially eligible owner's and construction contingencies	\$41,481
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁴	\$29,522
Total Project Budget	\$1,048,662
Maximum Total Facilities Grant ⁵	\$716,811

¹ Does not include owner's or construction contingencies.

² 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.

³ Includes eligible and ineligible owner's contingency and construction contingency.

⁴ 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".

⁵ 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 \$687,289; however, the District may be eligible for up to an additional \$29,522 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 \$716,811 for the Project Funding Agreement for a window and door replacement project at the Warren Elementary School.