

District: City of Somerville
 School Name: Winter Hill Community Innovation 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 City of Somerville for a roof, window and door replacement project at the Winter Hill Community Innovation School.

District Info	
District Name	City of Somerville
Elementary Schools	Capuano Early Childhood Center (PK-K) Albert F. Argenziano School (PK-8) Arthur D. Healey School (PK-8) East Somerville Community School (PK-8) Benjamin G. Brown Elementary School (K-6) John F. Kennedy School (K-8) West Somerville Neighborhood School (K-8) Winter Hill Community Innovation School (K-8)
Middle School	Next Wave Junior High School (6-8)
High Schools	Full Circle High School (9-12) Somerville High School (9-12)
Priority School Name	Winter Hill Community Innovation School
Type of School	Elementary School
Grades Served	K-8
Year Opened	1975
Existing Square Footage	95,000
Additions	N/A
Building Issues	Roof/Windows/Doors
2016-2017 Enrollment	428

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	May 25, 2016
Project Funding Agreement Authorization	On May 12, 2017 Board agenda
Reimbursement Rate	70.32%

Consultants	
Owner’s Project Manager (the “OPM”)	Municipal Building Consultants
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 roof, window and

door replacement project at the Winter Hill Community Innovation School. The Designer has confirmed that the roof, window and door replacement project 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. Also, MSBA staff discussed the scope and budget with the District and its consultants. The District has provided a Total Project Budget of \$3,968,259 which includes a construction cost of \$3,144,096. Construction costs include:

- \$753,026 (\$26.85/sf) for the thermoplastic polyolefin (“TPO”) roof
- \$181,204 for replacement of the skylight system
- \$161,686 for HVAC removal, reinstallation, and electrical work
- \$81,882 for wood blocking work
- \$583,298 for demolition, abatement, and other associated roof replacement work

- \$1,209,659 (\$145.85/sf) for aluminum windows
- \$15,791 (\$136.13/sf) for aluminum storefront windows
- \$52,970 for exterior doors
- \$104,580 for abatement and other window replacement work

Project Funding Agreement	
Enrollment: 428	District’s Proposed
Total Square Feet: 95,000	Project Budget
Project Budget ¹	\$3,565,127
Scope Exclusions/Ineligible Costs	\$0
Estimated Basis of Total Facilities Grant	\$3,565,127
Reimbursement Rate	70.32%
Estimated Maximum Total Facilities Grant ²	\$2,506,997
Project contingencies ³	\$403,132
Potentially eligible owner’s and construction contingencies	\$172,925
Potential additional grant funds for eligible owner’s and construction contingency expenditures ⁴	\$121,601
Total Project Budget	\$3,968,259
Maximum Total Facilities Grant ⁵	\$2,628,598

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 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 \$2,506,997; however, the District may be eligible for up to an additional \$121,601 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 \$2,628,598 for the Project Funding Agreement for a roof, window and door replacement project at the Winter Hill Community Innovation School.