

District: Town of Wayland
 School Name: Loker 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 Town of Wayland for a window and door replacement project at the Loker School.

District Info	
District Name	Town of Wayland
Elementary Schools	Claypit Hill School (K-5) Happy Hollow School (K-5) Loker School (K-5)
Middle School	Wayland Middle School (6-8)
High School	Wayland High School (9-12)
Priority School Name	Loker School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1957
Existing Square Footage	48,214
Additions	N/A
Building Issues	Windows/Doors
2016-2017 Enrollment	257

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	35.42%

Consultants	
Owner’s Project Manager (the “OPM”)	Colliers International
Designer	CBI Consulting, 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, CBI Consulting, Inc., recommends a window and door replacement project at the Loker 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 \$1,890,000, which includes a construction cost of \$1,439,682. Construction costs include:

- \$809,973 (\$201.59/ft) for aluminum windows in the 1956 and 1962 portion of the building
- \$33,946 for aluminum windows (190 square feet) in the 1999 addition (ineligible for reimbursement)
- \$163,497 for window trim and woodwork in the 1956 & 1962 portion of the building
- \$122,317 for door demolition and installation
- \$36,120 for window treatments
- \$173,701 for associated window replacement costs in the 1956 & 1962 portion of the building
- \$34,906 for ADA required bathroom upgrades in the 1956 & 1962 portion of the building
- \$29,102 for roof repairs (ineligible for reimbursement)
- \$17,050 for miscellaneous HVAC and electrical work (ineligible for reimbursement)
- \$19,070 for work in the 1999 modular addition (ineligible for reimbursement) including window trim, window treatments, and ADA required bathroom upgrades

Project Funding Agreement	
Enrollment: 257	District's Proposed
Total Square Feet: 48,214	Project Budget
Project Budget ¹	\$1,803,482
Scope Exclusions/Ineligible Costs ²	\$175,032
Estimated Basis of Total Facilities Grant	\$1,628,450
Reimbursement Rate	35.42%
Estimated Maximum Total Facilities Grant ³	\$576,797
Project contingencies ⁴	\$86,518
Potentially eligible owner's and construction contingencies	\$79,182
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$28,046
Total Project Budget	\$1,890,000
Maximum Total Facilities Grant ⁶	\$604,843

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include roof repairs, replacement of the unit ventilator, and scope associated with the 1999 modular addition.

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 \$576,797; however, the District may be eligible for up to an additional \$28,046 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 \$604,843 for the Project Funding Agreement for a window and door replacement project at the Loker School.