

District: Athol-Royalston Regional School District  
 School Name: Athol High School  
 Recommended Category: Project Funding Agreement  
 Date: February 7, 2018

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the Athol-Royalston Regional School District for a roof, window/door and boiler replacement project at the Athol High School.

<b>District Info</b>	
District Name	Athol-Royalston Regional School District
Elementary Schools	Athol Community Elementary School (PK-4) Royalston Community School (K-6)
Middle School	Athol-Royalston Middle School (5-8)
High School	Athol High School (9-12)
Priority School Name	Athol High School
Type of School	High School
Grades Served	9-12
Year Opened	1957
Existing Square Footage	97,500
Additions	N/A
Building Issues	Roof/Windows/Doors/Boilers
2016-2017 Enrollment	358

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	June 28, 2017
Project Funding Agreement Authorization	On February 14, 2018 Board agenda
Reimbursement Rate	79.58%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	NETCO Construction Project Managers, Inc.
Designer	CSS Architects, 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, CSS Architects, Inc., recommends roof, window/door and boiler replacements at Athol High School. The Designer has confirmed that the roof, windows/doors and boilers 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 \$10,016,786, which includes a construction cost of \$8,103,411. Construction costs include:

- \$1,527,830 (\$21.78/sf) for flat polyvinyl chloride (“PVC”) roof;
- \$89,687 (\$22.42/sf) for sloped polyvinyl chloride (“PVC”) roof;
- \$397,886 (\$60.81/sf) for the metal roof;
- \$241,765 for roof demolition;
- \$121,959 for through-wall flashing;
- \$196,695 for roof flashing, blocking, and framing
- \$277,297 for translucent panels and curtainwalls
- \$169,662 for roof skylight
- \$205,306 for other associated roof replacement work
  
- \$1,943,852 (\$146.76) for aluminum windows
- \$285,817 (\$183.45/sf) for curtainwall storefront windows
- \$74,400 (\$99.20/sf) for translucent panels
- \$907,066 for removal and installation of wall pane/soffits at fascia
- \$111,803 for removal of hazardous window sealants
- \$143,989 for removal and replacement of window shades
- \$79,971 for removal and replacement of doors
- \$612,394 for other associated window replacement work
  
- \$211,988 for installation of two boilers
- \$119,040 for domestic hot water equipment
- \$385,004 for demolition and other associated boiler replacement work (\$2,000 construction fees/permits ineligible for reimbursement)

<b>Project Funding Agreement</b>	
Enrollment: 358	District’s Proposed
Total Square Feet: 97,500	Project Budget
Project Budget <sup>1</sup>	\$9,125,411
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$2,718
Estimated Basis of Total Facilities Grant	\$9,122,693
Reimbursement Rate	79.58%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$7,259,839
Project contingencies <sup>4</sup>	\$891,375
Potentially eligible owner’s and construction contingencies	\$445,538
Potential additional grant funds for eligible owner’s and construction contingency expenditures <sup>5</sup>	\$354,559
Total Project Budget	\$10,016,786
Maximum Total Facilities Grant <sup>6</sup>	\$7,614,398

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

<sup>2</sup> Scope exclusions/ineligible costs include construction contingency in excess of the 5% construction budget cap, owner's contingency in excess of the 0.5% construction budget cap, and construction fees/permits.

<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 \$7,259,839; however, the District may be eligible for up to an additional \$354,559 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 \$7,614,398 for the Project Funding Agreement for a roof, window/door and boiler replacement project at Athol High School.