

District: Town of East Longmeadow
 School Name: Meadow Brook Elementary 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 Town of East Longmeadow for a window/door replacement project at the Meadow Brook Elementary School.

District Info	
District Name	Town of East Longmeadow
Elementary Schools	Meadow Brook Elementary School (PK-2) Mapleshade Elementary School (3-5) Mountain View Elementary School (3-5)
Middle School	Birchland Park Middle School (6-8)
High School	East Longmeadow High School (9-12)
Priority School Name	Meadow Brook Elementary School
Type of School	Elementary School
Grades Served	PK-2
Year Opened	1969
Existing Square Footage	74,300
Additions	N/A
Building Issues	Windows/Doors
2016-2017 Enrollment	563

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 28, 2017
Project Funding Agreement Authorization	On February 14, 2018 Board agenda
Reimbursement Rate	55.00%

Consultants	
Owner’s Project Manager (the “OPM”)	Vertex Construction Services
Designer	Kaestle Boos Associates, 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, Kaestle Boos Associates, Inc., recommends a window/door replacement project at the Meadow Brook Elementary School. The Designer has confirmed that the windows/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 \$2,796,805, which includes a construction cost of \$2,228,280. Construction costs include:

- \$1,179,141 (\$135.92/sq. ft.) for aluminum windows;
- \$186,346 for door demolition and installation;
- \$119,128 for door installations described below as deduct alternates (\$112,170 ineligible for reimbursement);
- \$253,016 for asbestos abatement;
- \$168,307 for associated window and door finishes;
- \$257,191 for HVAC disconnect and reconnect;
- \$58,826 for structural steel and metal fabrication;
- \$61,841 for window treatments;
- and \$55,516 for other window replacement work.

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

- \$108,501 for the installation of vestibule door #1 (exterior, ineligible for reimbursement)
- \$6,958 for the installation of vestibule door #2 (interior)
- \$3,669 for the installation of an interior hallway door (ineligible for reimbursement).

Project Funding Agreement	
Enrollment: 563	District's Proposed
Total Square Feet: 74,300	Project Budget
Project Budget ¹	\$2,674,250
Scope Exclusions/Ineligible Costs ²	\$124,337
Estimated Basis of Total Facilities Grant	\$2,549,913
Reimbursement Rate	55.00%
Estimated Maximum Total Facilities Grant ³	\$1,402,452
Project contingencies ⁴	\$122,555
Potentially eligible owner's and construction contingencies	\$105,806
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$58,193
Total Project Budget	\$2,796,805
Maximum Total Facilities Grant ⁶	\$1,460,645

¹ Does not include owner's or construction contingencies.

² 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, soft costs that exceed 20% of the construction budget cap, installation of an exterior vestibule and the installation of an interior hallway door.

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 \$1,402,452; however, the District may be eligible for up to an additional \$58,193 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 \$1,460,645 for the Project Funding Agreement for a window/door replacement project at the Meadow Brook Elementary School.