

District: Town of Randolph
 School Name: Margaret L. Donovan Elementary School
 Martin E. Young 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 Randolph for a window/door and boiler replacement project at the Margaret L. Donovan Elementary School and a window/door replacement project at the Martin E. Young Elementary School.

District Info	
District Name	Town of Randolph
Elementary School(s)	Elizabeth G. Lyons Elementary School (K-5) J.F. Kennedy Elementary School (PK-5) Margaret L. Donovan Elementary School (K-5) Martin E. Young Elementary School (K-5)
Middle School(s)	Randolph Community Middle School (6-8)
High School(s)	Randolph School (9-12)

School Info		
School Name	Margaret L. Donovan Elementary School	Martin E. Young Elementary School
Type of School	Elementary School	Elementary School
Grades Served	K-5	K-5
Year Opened	1962	1967
Total Building Square Footage	69,840	51,348
Additions	N/A	N/A
Building Issues	Windows/Doors/ Boilers	Windows/Doors
2016-2017 Enrollment	434	320

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	May 12, 2017
Project Funding Agreement Authorization	On February 14, 2018 Board agenda
Reimbursement Rate	76.84%

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

Discussion

The OPM and Designer conducted a feasibility analysis of the facilities and developed schematic designs including proposed scopes of work, schedules, and estimated budgets.

The District's Designer, Tai Soo Kim Partners, LLC, recommends a window/door and boiler replacement project at the Margaret L. Donovan Elementary School and a window/door replacement project at the Martin E. Young Elementary School. The Designer has confirmed that the boiler and window/door replacements will be in compliance with the MSBA's sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analyses and proposed schedules that were provided by the District. Also, MSBA staff discussed the scopes and budgets with the District and its consultants.

At the Margaret L. Donovan Elementary School, the District has provided a Total Project Budget of \$5,258,935, which includes a construction cost of \$3,843,752. Construction costs include:

- \$174,485 for the installation of a new boiler
- \$15,217 for plumbing and piping
- \$25,887 for electrical work
- and \$87,586 for demo and other associated boiler work
- \$2,100,558 (\$143.87/sq. ft.) for aluminum windows
- \$432,398 for hazardous material abatement
- \$156,376 for steel sill plates
- \$129,597 for temporary plywood protection
- \$107,472 for aluminum composite panels
- \$124,970 for doors and hardware
- \$140,116 for fiberglass panel assemblies
- \$127,731 for new window shades
- \$10,184 for a new accessible concrete ramp
- and \$211,175 for other associated window work.

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

- \$109,670 to replace existing unit ventilators with new (ineligible for reimbursement).

At the Martin E. Young Elementary School, the District has provided a Total Project Budget of \$2,602,045, which includes a construction cost of \$1,828,630. Construction costs include:

- \$1,017,210 (\$143.27/sq. ft.) for aluminum windows
- \$98,864 for steel sill plates
- \$147,547 for rough carpentry
- \$145,098 for metal composite panels
- \$83,427 for doors and hardware
- \$62,154 for fiberglass panel assemblies
- \$58,885 for new window shades
- and \$215,445 for other associated window work.

Project Funding Agreement	Margaret L. Donovan Elementary School	Martin E. Young Elementary School	District's Total Proposed Budget
Enrollment	434	320	
Total Square Feet	69,840	51,348	
Project Budget ¹	\$5,258,935	\$2,285,330	\$7,544,265
Scope Exclusions/Ineligible Costs ²	\$0	\$90,974	\$90,974
Estimated Basis of Total Facilities Grant	\$4,610,452	\$2,194,356	\$6,804,808
Reimbursement Rate	76.84%	76.84%	76.84%
Estimated Maximum Total Facilities Grant ³	\$3,542,671	\$1,686,143	\$5,228,814
Project Contingencies⁴			
Project Contingencies ⁴	\$648,483	\$316,715	\$965,198
Potentially eligible owner's and construction contingencies	\$211,407	\$100,575	\$311,982
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$162,445	\$77,282	\$239,727
Total Project Budget			
Total Project Budget	\$5,258,935	\$2,602,045	\$7,860,980
Maximum Total Facilities Grant⁶			
Maximum Total Facilities Grant ⁶	\$3,705,116	\$1,763,425	\$5,468,541

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, and soft costs that exceed 20% of the construction budget cap.

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 \$5,228,814; however, the District may be eligible for up to an additional \$239,727 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 \$5,468,541 for a window/door and boiler replacement project at the Margaret L. Donovan Elementary School and a window/door replacement project at the Martin E. Young Elementary School.