

District: Town of Grafton
 School Name: North Street Elementary School
 Recommended Category: Project Funding Agreement
 Date: April 3, 2018

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Grafton for a window/door replacement project at the North Street Elementary School.

District Info	
District Name	Town of Grafton
Elementary Schools	Millbury Street Elementary School (2-6) North Grafton Elementary School (PK-1) North Street Elementary School (2-6) South Grafton Elementary School (PK-1)
Middle School	Grafton Middle School (7-8)
High School	Grafton High School (9-12)
Priority School Name	North Street Elementary School
Type of School	Elementary School
Grades Served	2-6
Year Opened	1969
Existing Square Footage	97,700
Additions	1997 – modular addition 2011 – modular addition
Building Issues	Windows/Doors
2017-2018 Enrollment	584

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	May 12, 2017
Project Funding Agreement Authorization	On April 10, 2018 Board agenda
Reimbursement Rate	52.26%

Consultants	
Owner’s Project Manager (the “OPM”)	Arcadis U.S., Inc.
Designer	Dietz & Co. 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, Dietz & Co. Architects, Inc., recommends a window/door replacement at the North Street Elementary 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 \$2,979,376, which includes a construction cost of \$2,339,124. Construction costs include:

- \$910,488 (\$169.65/sf) for aluminum windows;
- \$28,436 (\$157.98/sf) for storefront windows;
- \$493,490 for hazardous material abatement;
- \$78,710 for blocking and plywood;
- \$113,872 for metal siding;
- \$85,739 for new window shades;
- \$359,300 for a modified vestibule at main entrance (\$27,054 ineligible for reimbursement due to changes in ceiling finishes and exterior signage);
- And \$269,089 for other associated window 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.

- \$37,400 for modifications to the exterior lobby at the main entrance (\$2,396 ineligible for reimbursement due to changes to exterior signage);
- And \$187,800 for modifications to the interior lobby at the main entrance (\$24,658 ineligible for reimbursement due to changes in ceiling finishes).

Project Funding Agreement	
Enrollment: 584	District’s Proposed
Total Square Feet: 97,700	Project Budget
Project Budget ¹	\$2,850,724
Scope Exclusions/Ineligible Costs ²	\$76,240
Estimated Basis of Total Facilities Grant	\$2,774,484
Reimbursement Rate	52.26%
Estimated Maximum Total Facilities Grant ³	\$1,449,945
Project contingencies ⁴	\$128,652
Potentially eligible owner’s and construction contingencies	\$127,164
Potential additional grant funds for eligible owner’s and construction contingency expenditures ⁵	\$66,456
Total Project Budget	\$2,979,376
Maximum Total Facilities Grant ⁶	\$1,516,401

¹ Does not include owner’s or construction contingencies.

² Scope exclusions/ineligible costs include legal fees, vestibule ceiling and exterior signage work, mailing and moving, 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.

⁴Includes eligible and ineligible owner's and construction contingency. Scope exclusions/ineligible costs include construction contingency in excess of the 5% construction budget cap and owner's contingency in excess of the 0.5% construction budget cap.

⁵The "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."

⁶Includes 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 \$1,449,945; however, the District may be eligible for up to an additional \$66,456 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 \$1,516,401 for the Project Funding Agreement for a window/door replacement project at the North Street Elementary School.