

District: Town of Seekonk  
 School Name: Mildred H. Aitken 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 Seekonk for a partial window/door replacement project at the Mildred H. Aitken School.

<b>District Info</b>	
District Name	Town of Seekonk
Elementary Schools	George R. Martin School (PK-5) Mildred H. Aitken School (PK-5)
Middle School	Dr. Kevin M. Hurley Middle School (6-8)
High School	Seekonk High School (9-12)
Priority School Name	Mildred Aitken School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1956
Existing Square Footage	55,400
Additions	1996
Building Issues	Windows/Doors
2017-2018 Enrollment	428

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	May 12, 2017
Project Funding Agreement Authorization	On April 10, 2018 Board agenda
Reimbursement Rate	52.69%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Colliers International
Designer	Gale 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, Gale Associates, Inc., recommends a partial window/door replacement at the Mildred H. Aitken School. The Designer has confirmed that the window/door replacement 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 \$1,370,902, which includes a construction cost of \$926,745. Construction costs include:

- \$407,332 (\$153.82/sf) for aluminum windows;
- \$91,468 for non-window demolition work;
- \$86,217 for aluminum composite panels;
- \$9,368 for exterior doors;
- \$21,654 for window metal and composite panels;
- \$29,208 for window treatments;
- \$69,589 for disconnect/reconnect of air condition units;
- And \$211,909 for associated window costs.

<b>Project Funding Agreement</b>	
Enrollment: 428	District's Proposed
Total Square Feet: 55,400	Project Budget
Project Budget <sup>1</sup>	\$1,269,192
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$92,447
Estimated Basis of Total Facilities Grant	\$1,176,745
Reimbursement Rate	52.69%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$620,027
Project contingencies <sup>4</sup>	\$101,710
Potentially eligible owner's and construction contingencies	\$50,971
Potential additional grant funds for eligible owner's and construction contingency expenditures <sup>5</sup>	\$26,857
Total Project Budget	\$1,370,902
Maximum Total Facilities Grant <sup>6</sup>	\$646,884

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

<sup>2</sup> Scope exclusions/ineligible costs include legal fees and soft costs that exceed 20% of the construction budget cap.

<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. 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,

<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 \$620,027; however, the District may be eligible for up to an additional \$26,857 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 \$646,884 for the Project Funding Agreement for a partial window/door replacement project at the Mildred H. Aitken School.