

District: Town of Hingham
 School Name: Plymouth River Elementary School
 Recommended Category: Project Funding Agreement
 Date: August 18, 2021

Recommendation

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

District Info	
District Name	Town of Hingham
Elementary Schools	1 (PK-5) 3 (K-5)
Middle School	1 (6-8)
High School	1 (9-12)
Priority School Name	Plymouth River Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1969
Existing Square Footage	59,300
Additions	N/A
Building Issues	Windows/Doors
2020-2021 Enrollment	363

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	December 16, 2020
Project Funding Agreement Authorization	On August 25, 2021 Board agenda
Reimbursement Rate	33.95%

Consultants	
Owner’s Project Manager (the “OPM”)	Architectural Consulting Group, LLC
Designer	Turowski2 Architecture, 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, Turowski2 Architecture, Inc., recommends a window/door replacement at the Plymouth River Elementary 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

\$3,993,600, which includes a construction cost of \$3,058,446. Construction costs include:

- \$165,199 (\$125.15/sf) for aluminum storefront entrance, window walls, and associated demolition;
- \$500,798 (\$148.34/sf) for aluminum windows and associated demolition;
- \$144,505 for doors and hardware;
- \$343,314 for hazardous material abatement;
- \$101,735 for masonry and metals;
- \$245,319 for carpentry;
- \$618,434 for thermal insulation;
- \$194,832 for finishes;
- \$125,287 for roller shades;
- \$199,673 for HVAC and electrical;
- \$87,169 for associated window and door costs;
- \$31,816 for new electrical fin tube baseboard radiators and new unit heaters in new vestibule (ineligible for reimbursement);
- and \$300,365 for accessibility compliance upgrades resulting from the estimated cost of the base scope exceeding 30% of the full and fair cash value of the building (ineligible for reimbursement).

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

- \$22,706 to demolish, cap, and make safe all fixtures at exterior restrooms (ineligible for reimbursement).

Project Funding Agreement	
Enrollment: 363	District's Proposed
Total Square Feet: 59,300	Project Budget
Project Budget ¹	\$3,704,814
Scope Exclusions/Ineligible Costs ²	\$433,296
Estimated Basis of Total Facilities Grant	\$3,271,518
Reimbursement Rate	33.95%
Estimated Maximum Total Facilities Grant ³	\$1,110,680
Project Contingencies ⁴	\$288,786
Potentially Eligible Owner's and Construction Contingencies	\$136,313
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures ⁵	\$46,278
Total Project Budget	\$3,993,600
Maximum Total Facilities Grant ⁶	\$1,156,958

¹ Does not include Owner's or Construction Contingencies.

² *Scope exclusions/ineligible costs include accessibility compliance upgrades resulting from the estimated cost of the base scope exceeding 30% of the full and fair cash value of the building, cost associated with new HVAC and electrical scope, cost associated with 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.*

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 \$1,110,680; however, the District may be eligible for up to an additional \$46,278 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 \$1,156,958 for the Project Funding Agreement for a window/door replacement project at the Plymouth River Elementary School.