

District: Town of Shrewsbury  
 School Name: Oak Middle School  
 Recommended Category: Project Funding Agreement  
 Date: February 22, 2023

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Shrewsbury for a window/door replacement project at the Oak Middle School.

<b>District Info</b>	
District Name	Town of Shrewsbury
Elementary Schools	Parker Road Preschool (PK) Calvin Coolidge School (K-4) Floral Street School (K-4) Major Howard W. Beal School (K-4) Spring Street School (K-4) Walter J. Paton School (K-4)
Middle School	Sherwood Middle School (5-6) Oak Middle School (7-8)
High School	Shrewsbury High School (9-12)
Priority School Name	Oak Middle School
Type of School	Middle School
Grades Served	7-8
Year Opened	1957
Existing Square Footage	169,400
Additions	Renovation in 1981
Building Issues	Windows
2022-2023 Enrollment	944

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	October 27, 2021
Project Funding Agreement Authorization	On March 1, 2023 Board agenda
Reimbursement Rate	52.26%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	The Vertex Companies, Inc.
Designer	Mount Vernon Group 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, Mount Vernon Group Architects, Inc., recommends a window and door replacement project at the Oak Middle School. The Designer has confirmed

that the window and door replacement project 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 \$3,899,876 which includes a construction cost of \$3,014,445. Construction costs include:

- \$1,868,581 (\$267.55/sf) for aluminum windows and associated demolition;
- \$78,823 (\$178.33/sf) for storefront windows and associated demolition;
- \$74,569 for miscellaneous demolition and hazardous material abatement;
- \$141,747 for window treatments;
- \$136,901 for trim, sealants, and painting;
- and \$713,824 for other associated window and door replacement work.

MSBA staff recommends the Estimated Total Facilities Grant and the Maximum Total Facilities Grant set forth in the table below subject to MSBA approval and audit:

<b>Project Funding Agreement</b>	
Enrollment: 944	District’s Proposed
Total Square Feet: 169,400	Project Budget
Project Budget <sup>1</sup>	\$3,716,239
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$98,905
Estimated Basis of Total Facilities Grant	\$3,617,334
Reimbursement Rate	52.26%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$1,890,419
Project Contingencies <sup>4</sup>	\$183,637
Potentially Eligible Owner’s and Construction Contingencies	\$150,722
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures <sup>5</sup>	\$78,767
Total Project Budget	\$3,899,876
Maximum Total Facilities Grant <sup>6</sup>	\$1,969,186

<sup>1</sup> Does not include Owner’s or Construction Contingencies.

<sup>2</sup> Scope exclusions/ineligible costs include 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.

<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.*