

District: City of Quincy
 School Name: Beechwood Knoll Elementary School
 Merrymount Elementary School
 Recommended Category: Project Funding Agreement
 Date: January 20, 2016

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Quincy for a roof and window/door replacement project at the Beechwood Knoll Elementary School and a roof replacement project at the Merrymount Elementary School.

District Info	
District Name	City of Quincy
Elementary Schools	Amelio Della Chiesa Early Childhood Center (PK) Snug Harbor Community School (PK-5) Clifford H. Marshall Elementary School (K-4) Lincoln-Hancock Community School (K-4) Atherton Hough Elementary School (K-5) Beechwood Knoll Elementary School (K-5) Charles A. Bernazzani Elementary School (K-5) Francis W. Parker School (K-5) Merrymount Elementary School (K-5) Montclair School (K-5) Squantum Elementary School (K-5) Wollaston Elementary School (K-5)
Middle Schools	Point Webster Middle School (5-8) Reay E. Sterling Middle School (5-8) Atlantic Middle School (6-8) Broad Meadows Middle School (6-8) Central Middle School (6-8)
High Schools	North Quincy High School (9-12) Quincy High School (9-12)

School Info		
School Name	Beechwood Knoll Elementary School	Merrymount Elementary School
Type of School	Elementary School	Elementary School
Grades Served	K-5	K-5
Year Opened	1951	1929
Total Building Square Footage	35,820	43,750
Additions	1995	1960, 1977
Building Issues	Roof Windows/Doors	Roof
2014-2015 Enrollment	369	365

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 3, 2015
Project Funding Agreement Authorization	On January 27, 2016 Board agenda
Reimbursement Rate	68.96%

Consultants	
Owner's Project Manager ("OPM")	Atlantic Construction & Management, Inc.
Designer	Baker/Wohl Architects, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of the facilities and developed schematic designs for the projects, including a proposed scope of work, schedule, and estimated budget. The District's Designer, Baker/Wohl Architects, Inc., recommends a roof and window/door replacement project at the Beechwood Knoll Elementary School and roof replacement project at the Merrymount Elementary School. The Designer has confirmed that the roofs and windows/doors will be in compliance with the MSBA's sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analysis and proposed schedules provided by the District and have discussed the scopes and budgets with the District and its consultants. At the Beechwood Knoll Elementary School, the District has provided a Total Project Budget of \$4,736,236 which includes a construction cost of \$3,635,778 (\$1,666,758 for the roof replacement and \$1,969,020 for the window/door replacement). The construction costs for the Beechwood Knoll Elementary School include:

- \$703,862 (\$25.58/sq. ft.) for the polyvinyl chloride ("PVC") roof
- \$155,185 (\$26.90/ sq. ft.) for the standing seam PVC roof
- \$257,025 for seismic improvements against wind load uplift pressure
- \$550,686 for demolition and other associated roof replacement work

- \$362,962(\$159.54/ sq. ft.) for the aluminum storefront system with metal panels
- \$211,839 (\$202.72/ sq. ft.) for the window wall assembly
- \$260,710 (\$137.94/ sq. ft.) for aluminum windows
- \$21,046 (\$173.93/ sq. ft.) for aluminum storefront entrances
- \$166,792 for exterior doors
- \$249,634 for exterior siding panels at the window systems
- \$163,649 for installation of new shelving at classroom windows
- \$83,439 for ADA compliance scope
- \$448,949 for installation of 21 new air conditioners and other associated window/door replacement work

At the Merrymount Elementary School, the District has provided a Total Project Budget of \$2,015,909, which includes a construction cost of \$1,472,686. The construction costs for the Merrymount Elementary School include:

- \$410,088 (\$25.79/sq. ft.) for the PVC roof
- \$122,092 for seismic improvements against wind load uplift pressure
- \$84,654 for new rooftop units
- \$855,852 for demolition, replacement of a rooftop unit including new controls, and other associated roof replacement work

Project Funding Agreement	Beechwood Knoll Elementary School	Merrymount Elementary School	District's Combined Total Proposed Budget
Enrollment	369	365	
Total Square Feet	35,820	43,750	
Project Budget ¹	\$4,306,578	\$1,765,886	\$6,072,464
Scope Exclusions/Ineligible Costs ²	\$66,180	\$42,350	\$108,530
Estimated Basis of Total Facilities Grant	\$4,240,398	\$1,723,536	\$5,963,934
Reimbursement Rate	68.96%	68.96%	68.96%
Estimated Maximum Total Facilities Grant ³	\$2,924,178	\$1,188,550	\$4,112,728
Project Contingencies⁴			
Project Contingencies ⁴	\$429,658	\$250,023	\$679,681
Potentially eligible owner's and construction contingencies	\$199,968	\$80,997	\$280,965
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$137,898	\$55,856	\$193,754
Total Project Budget			
Total Project Budget	\$4,736,236	\$2,015,909	\$6,752,145
Maximum Total Facilities Grant⁶			
Maximum Total Facilities Grant ⁶	\$3,062,076	\$1,244,406	\$4,306,482

¹ Does not include owner's or construction contingencies.

² The scope exclusions/ineligible costs at Merrymount Elementary School include the material costs associated with a new rooftop unit, construction contingency in excess of the 5% construction budget cap, and owner's contingency in excess of the 0.5% construction budget cap. The scope exclusions/ineligible costs at Beechwood Knoll Elementary School include the estimated material costs of new shelves in classrooms, new air conditioner units, construction contingency in excess of the 5% construction budget cap, and owner's contingency in excess of the 0.5% 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 keeping 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 a combined Estimated Maximum Total Facilities Grant of \$4,112,728; however, the District may be eligible for up to an additional \$193,754 in grant funds, subject to the MSBA's review and audit of the District's owner's and construction contingency expenditures. Accordingly, MSBA staff recommends a combined Maximum Total Facilities Grant of \$4,306,482 for a roof and window/door replacement project at the Beechwood Knoll School and a roof replacement project at the Merrymount Elementary School.