

District: Town of Westford
 School Name: Colonel John Robinson School
 Recommended Category: Project Funding Agreement
 Date: March 19, 2014

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Westford for a window/door replacement project at the Colonel John Robinson School.

District Info	
District Name	Town of Westford
Elementary School(s)	Millennium Elementary School (PK) Colonel John Robinson School (K-2) Nabnasset School (K-2) Rita E. Miller Elementary School (K-2) Abbot Elementary School (3-5) Norman E. Day School (3-5) John A. Crisafulli School (3-5)
Middle School(s)	Blanchard Middle School (6-8) Stony Brook School (6-8)
High School(s)	Westford Academy (9-12)

School Info:	
School Name	Colonel John Robinson School
Type of School	Elementary School
Grades Served	K-2
Year Opened	1973
Existing Square Footage	32,000
Additions	1987: Roof Replacement
Building Issues	Windows
2011-2012 Enrollment	294

MSBA Votes	
Invitation to Feasibility Study	June 5, 2013
Project Funding Agreement Authorization	On March 26, 2014 Board agenda
Reimbursement Rate	45.95%

Consultants	
Owner's Project Manager	Strategic Building Solutions, LLC
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 window/door replacement at the Colonel John Robinson School. The Designer has confirmed that the windows/doors will be in compliance with the MSBA’s sustainability requirements.

MSBA staff reviewed the consultants’ existing conditions analysis and proposed schedule provided by the District and have discussed the scope and budget with the District and its consultants. The District has provided a Total Project Budget of \$2,087,458 which includes a construction cost of \$1,423,500. Construction costs include:

- \$126.29/sf for aluminum windows and demolition
- \$141.64/sf for glazed aluminum curtain walls and demolition
- \$118.62/sf for storefront windows and demolition
- \$118.62/sf for translucent glazing window system and demolition
- \$927,604 for abatement and associated work

The District is also proposing deduct alternates which are included in the Total Project Budgets:

- \$194,500 for the use of encapsulation in lieu of masonry removal in remediation of polychlorinated biphenyls (PCBs)
- \$114,000 for the front entrance canopy and civil work
- \$63,000 for the gymnasium canopy and civil work

Project Funding Agreement:	District’s Total Proposed Budget
Enrollment:	294
Total Square Feet:	32,000
Project Budget ¹	\$1,807,119
Scope Exclusions/Ineligible Costs ²	\$275,919
Estimated Basis of Total Facilities Grant	\$1,531,200
Reimbursement Rate	45.95%
Estimated Maximum Total Facilities Grant ³	\$703,586
Potentially eligible owner’s and construction contingencies	\$78,847
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$36,230
Total Project Budget	\$2,087,458
Maximum Total Facilities Grant⁴	\$739,817

¹ Does not include owner’s or construction contingencies.

² Scope exclusions/ineligible costs include consultant costs in excess of the 20% soft cost cap, construction contingency in excess of the 5% construction budget cap, and owner’s contingency in excess of the 2% soft cost cap. Scope exclusions/ineligible costs also include work associated with the front entrance and the gymnasium canopies as well as associated civil work.

³ Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.

⁴ Includes maximum possible owner's and construction contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in its sole discretion. 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 \$703,586 ; however, the District may be eligible for up to an additional \$36,230 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 \$739,817 for the Project Funding Agreement for a window/door replacement project at the Colonel John Robinson School.