

District: Town of Stoughton
 School Name: Helen H. Hansen Elementary School
 Joseph R. Dawe, Jr. Elementary School
 West Elementary 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 Stoughton for window/door replacement projects at the Helen H. Hansen Elementary School and at the Joseph R. Dawe, Jr. Elementary School, and a roof replacement project at the West Elementary School.

District Info	
District Name	Town of Stoughton
Elementary School(s)	Edwin A. Jones Early Childhood Center (PK) West Elementary School (PK-5) Helen H. Hansen Elementary School (K-5) Joseph H. Gibbons Elementary School (K-5) Joseph R. Dawe, Jr. Elementary School (K-5) South Elementary School (K-5)
Middle School(s)	O'Donnell Middle School (6-8)
High School(s)	Stoughton High School (9-12)

School Info			
School Name	Helen H. Hansen Elementary School	Joseph R. Dawe, Jr. Elementary School	West Elementary School
Type of School	Elementary School	Elementary School	Elementary School
Grades Served	K-5	K-5	PK-5
Year Opened	1962	1969	1951
Existing Square Footage	36,821	67,600	48,662
Additions	1966: classrooms and restrooms addition	N/A	1955: classrooms and restrooms addition 1962: classrooms and corridor addition
Building Issues	Window	Window	Roof
2012-2013 Enrollment	291	373	415

MSBA Votes	
Invitation to Feasibility Study	June 5, 2013
Project Funding Agreement Authorization	On March 26, 2014 Board agenda
Reimbursement Rate	54.16%

Consultants	
Owner's Project Manager	Hill International, f.k.a. Collaborative Partners
Designer	Taylor & Burns, 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, Taylor & Burns, Inc. recommends window/door replacement at the Helen H. Hansen Elementary School and the Joseph R. Dawe, Jr. Elementary School, and roof replacement at the West Elementary School. The Designer has confirmed that the window/door and roof work 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 \$3,891,054 which includes a construction cost of \$2,947,606. Construction costs include:

- Helen H. Hansen Elementary School:
 - \$122.34/sf for windows and demolition
 - \$160.89/sf for glazed aluminum curtain walls and demolition
 - \$162,253 for abatement and associated work
- Joseph R. Dawe, Jr. Elementary School:
 - \$136.49/sf for windows and demolition
 - \$96.82/sf for translucent glazing window system and demolition
 - \$169.45/sf for glazed aluminum curtain walls and demolition
 - \$234,355 for associated work
- West Elementary School
 - \$23.06/sf for the PVC roof
 - \$259,249 for associated work

The District is also proposing deduct alternates which are not included in the Total Project Budgets:

- \$48,237 for the demolition and replacement of the doors at the Helen H. Hansen Elementary School
- \$24,854 for the demolition and replacement of the window treatments at the Helen H. Hansen Elementary School
- \$18,377 for the demolition and replacement of the doors at the Joseph R. Dawe, Jr. Elementary School

- \$30,406 for the demolition and replacement of the window treatments at the Joseph R. Dawe, Jr. Elementary School

Project Funding Agreement	Helen H. Hansen Elementary School	Joseph R. Dawe, Jr. Elementary School	West Elementary School	District's Total Proposed Budget
Enrollment	291	373	415	
Total Square Feet	36,821	67,600	48,662	
Project Budget ¹	\$1,109,243	\$1,305,333	\$1,313,487	\$3,728,063
Scope Exclusions/Ineligible Costs ²	\$81,911	\$5,931	\$103,094	\$190,936
Estimated Basis of Total Facilities Grant	\$1,027,332	\$1,299,402	\$1,210,393	\$3,537,127
Reimbursement Rate	54.16%	54.16%	54.16%	54.16%
Estimated Maximum Total Facilities Grant ³	\$556,403	\$703,756	\$655,549	\$1,915,708
Potentially Eligible Owner's and Construction Contingencies ²	\$47,868	\$58,592	\$56,530	\$162,990
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$25,925	\$31,733	\$30,616	\$88,274
Total Project Budget	\$1,157,112	\$1,363,925	\$1,370,017	\$3,891,054
Maximum Total Facilities Grant ⁴	\$582,328	\$735,489	\$686,165	\$2,003,982

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include soft costs that are associated with legal fees and exceed 20% of the construction cost.

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 \$1,915,708; however, the District may be eligible for up to an additional \$88,274 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 \$2,003,982 for the Project Funding Agreement for window/door replacement projects at the Helen H. Hansen Elementary School and at the Joseph R. Dawe, Jr. Elementary School, and a roof replacement project at the West Elementary School.