

District: Town of Randolph
 School Name: Randolph Community Middle School
 Randolph High School
 Recommended Category: Project Funding Agreement
 Date: January 22, 2014

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Randolph for a boiler replacement project at the Randolph Community Middle School and a partial roof replacement project at Randolph High School.

District Info	
District Name	Town of Randolph
Elementary School(s)	Elizabeth G. Lyons Elementary School (K-5) J.F. Kennedy Elementary School (PK-5) Margaret L. Donovan Elementary School (K-5) Martin E. Young Elementary School (K-5)
Middle School(s)	Randolph Community Middle School (6-8)
High School(s)	Randolph High School (7-12)

School Info		
School Name	Randolph Community Middle School	Randolph High School
Type of School	Middle School	High School
Grades Served	6-8	7-12
Year Opened	1968	1950
Existing Square Footage	111,371	285,660
Additions	1999: Add/Reno	1970: Add/Reno
Building Issues	Boiler	Roof
2012-2013 Enrollment	704	776

MSBA Votes	
Invitation to Feasibility Study	June 5, 2013
Project Funding Agreement Authorization	On January 29, 2014 Board agenda
Reimbursement Rate	74.4%

Consultants	
Owner's Project Manager	NETCO Construction Project Managers, Inc.
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 a boiler replacement project

at the Randolph Community Middle School and a partial roof replacement project at Randolph High School. The Designer has confirmed that the boiler 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 \$2,031,485 which includes a construction cost of \$1,591,063. Construction costs include:

- Randolph Community Middle School
 - \$242,168 for the boiler replacement
 - \$142,433 for demolition and associated work

- Randolph High School
 - \$22.28/sf for the PVC roof
 - \$287,592 for associated work

Project Funding Agreement	Randolph Community Middle School	Randolph High School	District’s Total Proposed Budget
Enrollment	704	776	
Total Square Feet	111,371	285,660	
Project Budget ¹	\$465,801	\$1,401,062	\$1,866,863
Scope Exclusions/Ineligible Costs ²	\$29,280	\$0	\$29,280
Estimated Basis of Total Facilities Grant	\$436,521	\$1,401,062	\$1,837,583
Reimbursement Rate	74.74%	74.74%	74.74%
Estimated Maximum Total Facilities Grant ³	\$326,256	\$1,047,154	\$1,373,410
Potentially eligible owner’s and construction contingencies ²	\$20,854	\$64,215	\$85,069
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$15,586	\$47,994	\$63,580
Total Project Budget	\$505,885	\$1,525,600	\$2,031,485
Maximum Total Facilities Grant ⁴	\$341,842	\$1,095,148	\$1,436,990

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 work associated with the removal of the underground oil tank.

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 \$1,373,410; however, the District may be eligible for up to an additional \$63,580 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 \$1,436,990 for the Project Funding Agreement for a boiler replacement project at the Randolph Community Middle School and a partial roof replacement project at Randolph High School.