

District: Town of Greenfield  
 School Name: Federal Street 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 Town of Greenfield for a partial roof replacement, window/door replacement, and boiler replacement project at the Federal Street Elementary School.

<b>District Info</b>	
District Name	Town of Greenfield
Elementary Schools	The Academy of Early Learning at North Parish (PK) Discovery School at Four Corners (K-3) Federal Street School (K-3) Newton School (K-3)
Middle School	Greenfield Middle School (4-7)
High School	Greenfield High School (8-12)
Priority School Name	Federal Street Elementary School
Type of School	Elementary School
Grades Served	K-3
Year Opened	1894
Existing Square Footage	62,140
Additions	1911: Addition 1950: Addition 1991: Major renovation
Building Issues	Roof Windows/DoorsBoilers
2014-2015 Enrollment	206

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	June 3, 2015
Project Funding Agreement Authorization	On January 27, 2016 Board agenda
Reimbursement Rate	77.47%

<b>Consultants</b>	
Owner’s Project Manager (“OPM”)	exPERTcon, Inc.
Designer	Tighe & Bond, 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, Tighe & Bond, Inc., recommends a partial roof replacement, window/door replacement, and boiler replacement project at the Federal Street Elementary School. The Designer has confirmed that the roof, windows/doors, and boiler 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 \$5,725,177, which includes a construction cost of \$4,698,376 (\$839,991 for the roof replacement, \$3,027,578 for the window/door replacement, and \$830,807 for the boiler replacement). Construction costs include:

- \$454,328 (\$34.31/sq. ft.) for architectural shingles
- \$385,663 for demolition and other associated roof replacement work
- \$1,558,344 (\$225.55/sq. ft.) for the aluminum windows
- \$67,223 for exterior doors
- \$146,620 for window related brick repointing
- \$199,368 for window & door joint sealants
- \$168,665 for roller shades
- \$887,358 for hazardous material abatement and other associated window/door replacement work
- \$535,596 for boiler replacement
- \$295,211 for demolition and other associated boiler replacement work

<b>Project Funding Agreement</b>	
Enrollment: 206	District’s Proposed Project Budget
Total Square Feet: 62,140	
Project Budget <sup>1</sup>	\$5,466,766
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$7,750
Estimated Basis of Total Facilities Grant	\$5,459,016
Reimbursement Rate	77.47%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$4,229,100
Project contingencies <sup>4</sup>	\$258,411
Potentially eligible owner’s and construction contingencies	\$258,411
Potential additional grant funds for eligible owner’s and construction contingency expenditures <sup>5</sup>	\$200,191
Total Project Budget	\$5,725,177
Maximum Total Facilities Grant <sup>6</sup>	\$4,429,291

<sup>1</sup> Does not include owner’s or construction contingencies.

<sup>2</sup> Scope exclusions/ineligible costs include permitting fees and costs associated with floor tile abatement.

<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 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 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 an Estimated Maximum Total Facilities Grant of \$4,229,100; however, the District may be eligible for up to an additional \$200,191 in grant funds, subject to the MSBA's review and audit of the owner's and construction contingency expenditures. Accordingly, MSBA staff recommends a Maximum Total Facilities Grant of \$4,429,291 for the Project Funding Agreement for a partial roof replacement, window/door replacement, and boiler replacement project at the Federal Street Elementary School.