

District: City of Taunton
 School Name: Taunton Alternative High School
 Recommended Category: Project Funding Agreement
 Date: June 19, 2019

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Taunton for a roof and window/door replacement project at the Taunton Alternative High School.

| District Info | |
|-------------------------|--|
| District Name | City of Taunton |
| Elementary Schools | Edward F. Leddy Preschool (PK) East Taunton Elementary School (K-4) Edmund Hatch Bennett Elementary School (K-4) Elizabeth Pole Elementary School (K-4) H. H. Galligan Elementary School (K-4) Hopewell Elementary School (K-4) Joseph C. Chamberlain Elementary School (K-4) James L. Mulcahey Elementary School (K-4) |
| Middle School | Benjamin Friedman Middle School (5-7) John F. Parker Middle School (5-7) Joseph H. Martin Middle School (5-7) |
| High School | Taunton Alternative High School (8-12) Taunton High School (8-12) |
| Priority School Name | Taunton Alternative High School |
| Type of School | High School |
| Grades Served | 8-12 |
| Year Opened | 1924 |
| Existing Square Footage | 70,297 |
| Additions | 2005 renovation |
| Building Issues | Roof/Windows/Doors |
| 2018-2019 Enrollment | 101 |

| MSBA Votes | |
|---|-------------------------------|
| Invitation to Participate in the Accelerated Repair Program | June 27, 2018 |
| Project Funding Agreement Authorization | On June 26, 2019 Board agenda |
| Reimbursement Rate | 77.47% |

| Consultants | |
|-------------------------------------|---|
| Owner's Project Manager (the "OPM") | NETCO Construction Project Managers, Inc. |
| Designer | Simpson Gumpertz & Heger, 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, Simpson Gumpertz & Heger, recommends a roof and window/door replacement at the Taunton Alternative High School. The Designer has confirmed that the roof and window/door replacement will be in compliance with the MSBA's sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analysis and proposed schedule that were provided by the District. Also, MSBA staff discussed the scope and budget with the District and its consultants. The District has provided a Total Project Budget of \$5,735,882 which includes a construction cost of \$4,445,299. Construction costs include:

- \$610,338 (\$32.04/sf) for installation of a new ethylene propylene diene monomer rubber ("EPDM") roof;
- \$220,207 for hazardous material abatement;
- \$146,052 for roof flashing and blocking;
- \$31,463 for roof demolition;
- \$32,405 for removal and reinstallation of rooftop units;
- \$30,717 for new roof drains;
- \$8,156 for roof hatch and walkway pad;
- And \$97,399 for ceiling plaster infill.

- \$1,291,443 (\$227.97/sf) for installation of aluminum windows;
- \$509,056 for rough carpentry and interior woodwork;
- \$339,282 for masonry repairs at lintels;
- \$238,235 for hazardous material abatement;
- \$124,219 for lintel replacements:
- \$157,784 of miscellaneous metals at windows;
- \$78,923 for concrete repairs at windowsills and skylights;
- \$205,307 for wall plaster and painting;
- \$46,203 for window shades;
- \$91,095 for installation of exterior doors;
- And \$56,307 for miscellaneous demolition and electrical.

- \$130,708 for accessibility upgrades at bathrooms and entrances.

The District proposed add alternates for the following scopes of work. The District may consider the add alternates if the construction bids come in lower than the estimated Construction Budget shown in the Total Project Budget. Proposed Alternates include:

- \$99,000 for removal and rebuilding of masonry at building corners (ineligible);
- \$13,000 for removal and rebuilding of masonry chimney;
- \$2,000 for repairing damaged concrete (ineligible);
- \$366,000 for removal and replacement of metal panels below roof line (ineligible);

- and \$11,000 for repairing damaged masonry (ineligible).

| Project Funding Agreement | |
|--|---------------------------------------|
| Enrollment: 101 Total Square Feet: 70,297 | District's Proposed Project Budget |
| Project Budget ¹ | \$5,246,899 |
| Scope Exclusions/Ineligible Costs | \$0 |
| Estimated Basis of Total Facilities Grant | \$5,246,899 |
| Reimbursement Rate | 77.47% |
| Estimated Maximum Total Facilities Grant ² | \$4,064,773 |
| Project Contingencies ³ | \$488,983 |
| Potentially Eligible Owner's and Construction Contingencies | \$244,491 |
| Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures ⁴ | \$189,407 |
| Total Project Budget | \$5,735,882 |
| Maximum Total Facilities Grant ⁵ | \$4,254,180 |

¹ Does not include Owner's or Construction Contingencies.

² 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.

³ Includes eligible and ineligible Owner's and Construction Contingency.

⁴ 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."

⁵ Includes maximum possible Owner's and Construction Contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in accordance 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 \$4,064,773; however, the District may be eligible for up to an additional \$189,407 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 \$4,254,180 for the Project Funding Agreement for a roof and window/door replacement project at the Taunton Alternative High School.