

District: City of Fitchburg
 School Name: Arthur M. Longsjø Middle School
 Recommended Category: Project Funding Agreement
 Date: June 15, 2022

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Fitchburg for a window and door replacement project at the Arthur M. Longsjø Middle School.

District Info	
District Name	City of Fitchburg
Elementary Schools	Crocker Elementary School (PK-4) McKay Arts Academy (PK-8) Reingold Elementary School (PK-4) South Street Elementary School (PK-4)
Middle School	Arthur M. Longsjø Middle School (5-8) Memorial Middle School (5-8)
High School	Fitchburg High School (9-12) Goodrich Academy (9-12)
Priority School Name	Arthur M. Longsjø Middle School
Type of School	Middle School
Grades Served	5-8
Year Opened	1937
Existing Square Footage	194,495
Additions	1990 Renovation and 1995 Addition
Building Issues	Windows/Doors
2021-2022 Enrollment	648

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 27, 2021
Project Funding Agreement Authorization	On June 22, 2022 Board agenda
Reimbursement Rate	80.00%

Consultants	
Owner’s Project Manager (the “OPM”)	NV5
Designer	Mount Vernon Group Architects, 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, Mount Vernon Group Architects, Inc., recommends a window and door replacement project at the Arthur M. Longsjø Middle School. The Designer has confirmed that the window and 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 \$4,876,218, which includes a construction cost of \$3,594,120. Construction costs include:

- \$2,312,368 (\$138.97/sf) for aluminum window system and associated demolition;
- \$85,669 (\$217.43/sf) for aluminum window system and associated demolition in 1995 Library addition (ineligible for reimbursement due to system age less than 30 years);
- \$37,872 (\$278.47/sf) for aluminum entry storefront and associated demolition;
- \$116,732 for hazardous material abatement;
- \$283,977 for weather and dust protection during construction;
- \$76,927 for metal panel work;
- \$122,863 for joint sealants and lintel repairs;
- \$71,056 for door demolition, installation and hardware;
- \$335,842 for window shades (\$7,620 ineligible for reimbursement due to system age less than 30 years);
- and \$150,814 for other associated window replacement work.

The District also proposed one add alternate for the following scope of work. The District has included the add alternate in the Total Project Budget.

- \$67,102 for entry canopy improvements (ineligible for reimbursement).

Project Funding Agreement	
Enrollment: 648	District’s Proposed
Total Square Feet: 194,495	Project Budget
Project Budget ¹	\$4,551,218
Scope Exclusions/Ineligible Costs ²	\$350,221
Estimated Basis of Total Facilities Grant	\$4,200,997
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant ³	\$3,360,798
Project Contingencies ⁴	\$325,000
Potentially Eligible Owner’s and Construction Contingencies	\$175,042
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures ⁵	\$140,034
Total Project Budget	\$4,876,218
Maximum Total Facilities Grant ⁶	\$3,500,832

¹ Does not include Owner’s or Construction Contingencies.

² Scope exclusions/ineligible costs include windows and windows shades in the 1995 Library addition, entry canopy improvements, and soft costs that exceed 20% of the construction budget cap.

³ 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.

⁴Includes eligible and ineligible Owner’s and Construction Contingency.

⁵ 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.”

⁶ 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 \$3,360,798; however, the District may be eligible for up to an additional \$140,034 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 \$3,500,832 for the Project Funding Agreement for a window and door replacement project at the Arthur M. Longsjø Middle School.