

District: Freetown-Lakeville Regional School District
 School Name: Assawompset Elementary School
 Recommended Category: Project Funding Agreement
 Date: August 24, 2022

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Freetown-Lakeville Regional School District for a window/door replacement project at the Assawompset Elementary School.

District Info	
District Name	Freetown-Lakeville Regional School District
Elementary Schools	Assawompset Elementary School (K-3) Freetown Elementary School (PK-3)
Middle School	Freetown-Lakeville Middle School (6-8) George R. Austin Intermediate School (4-5)
High School	Apponequet Regional High School (9-12)
Priority School Name	Assawompset Elementary School
Type of School	Elementary School
Grades Served	K-3
Year Opened	1949
Existing Square Footage	84,000
Additions	1954/1963/1988
Building Issues	Windows/Doors
2021-2022 Enrollment	483

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 27, 2021
Project Funding Agreement Authorization	On August 31, 2022 Board agenda
Reimbursement Rate	53.53%

Consultants	
Owner’s Project Manager (the “OPM”)	Watermark Environmental, Inc.
Designer	S/L/A/M Collaborative

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, S/L/A/M Collaborative recommends window and door replacement project at the Assawompset Elementary 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 \$4,222,294, which includes a construction cost of \$3,379,255. Construction costs include:

- \$1,773,948 (\$222.27/sf) for aluminum window systems and associated demolition;
- \$156,459 (\$228.41/sf) for exterior storefront systems and associated demolition;
- \$332,433 for miscellaneous demolition and hazardous material abatement;
- \$208,886 for exterior door installation and associated demolition;
- \$48,034 for interior vestibule storefront systems;
- \$116,362 for miscellaneous protective partitions, protection and disposal;
- \$297,825 for other associated window and door replacement work;
- \$87,070 for door security hardware and associated electrical, and exit signage;
- \$216,618 for miscellaneous finishes and manual roller shades;
- \$24,371 for the removal and replacement of a motorized damper/louver (existing damper motor to remain);
- \$110,171 for the removal, reinstallation and testing of window AC units and fin tube radiators;
- \$5,304 for miscellaneous landscaping to return the site to its original state;
- and \$1,774 for toilet partition and asphalt ramp modifications (accessibility modifications).

MSBA staff recommends the Estimated Total Facilities Grant and the Maximum Total Facilities Grant set forth in the table below subject to MSBA approval and audit:

Project Funding Agreement	
Enrollment: 483	District's Proposed
Total Square Feet: 84,000	Project Budget
Project Budget ¹	\$4,036,435
Scope Exclusions/Ineligible Costs ²	\$1,000
Estimated Basis of Total Facilities Grant	\$4,035,435
Reimbursement Rate	53.53%
Estimated Maximum Total Facilities Grant ³	\$2,160,168
Project Contingencies ⁴	\$185,859
Potentially Eligible Owner's and Construction Contingencies	\$185,859
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures ⁵	\$99,490
Total Project Budget	\$4,222,294
Maximum Total Facilities Grant ⁶	\$2,259,658

¹ Does not include Owner's or Construction Contingencies.

² Scope exclusions/ineligible costs include other administrative costs.

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.

⁴*Includes 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.*