

District: City of Gardner  
 School Name: Gardner High School  
 Recommended Category: Project Funding Agreement  
 Science Lab Initiative  
 Date: November 7, 2012

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Gardner for the renovation of two science classrooms and replacement of windows, exterior doors, and boilers at the Gardner High School.

<b>District Information</b>	
District Name	City of Gardner
Elementary School(s)	Elm Street Elementary School (3-5) Helen Mae Sauter Elementary School (1-3) Waterford Street Elementary School (PK-2)
Middle School(s)	Gardner Middle School (6-8)
High School(s)	Gardner High School (9-12) Gardner Academy for Learning and Technology (8-12)

<b>School Information</b>	
School Name	Gardner High School
Type of School	High School
Grades Served	9-12
Year Opened	1976
Existing Building Square Footage	214,000
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Outdated Science Labs</li> <li>- Windows and exterior doors</li> <li>- Boilers</li> </ul>
2011-2012 Enrollment	636

<b>MSBA Votes</b>	
Invited into Science Lab Initiative Program	June 6, 2012
Project Funding Agreement Authorization	On November 14, 2012 Board agenda

<b>Consultants</b>	
Owner's Project Manager	Pinck & Co., Inc
Designer	Lamoureux Pagano Associates

**Discussion**

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and the educational program and received input from educators, administrators, and facilities personnel. The following is a list of the preliminary alternatives considered.

<b>Option</b>	<b>Description of Options</b>	<b>Estimated Project Cost</b>
A	Replace all existing windows, entrances, and boilers. Remodel six labs to the extent possible with balance of budget.	\$3,000,000
B	Renovate all six labs to MSBA standards. Selective window, entrance, and boiler replacements to the extent possible with balance of budget.	\$3,000,000
<b>C**</b>	<b>Renovate two chemistry labs to MSBA standards and replace boilers. Selective window and entrance replacements to the extent possible with balance of budget.</b>	<b>\$3,000,000</b>
D	Renovate six labs to MSBA standards. Replace all windows, entrances, and boilers. Renovate to full compliance with ADA and fire suppression standards to the extent required by the authority having jurisdiction.	\$7,500,000 min.
E	Renovate six existing labs to MSBA standards. Replace all windows, entrances, and boilers. Renovate to lesser (but acceptable to the authority having jurisdiction) compliance with ADA and fire suppression standards.	\$7,500,000

\*\* Preferred option

MSBA staff reviewed the existing conditions analysis and proposed schedule provided by the District and discussed the scope and budget with the District and its consultants.

- The District has provided a Total Project Budget of \$3,821,866 for the Gardner High School project, which includes an estimated construction cost of \$2,934,333. Construction costs include:
  - Renovation of two chemistry labs and supporting spaces to current MSBA standards.
  - Replacement of boilers with all new dual fuel boilers
  - Replacement of all existing windows
  - Replacement of select existing exterior doors and storefront systems

The basis of the Total Facilities Grant for this project would be \$3,539,354, which excludes Designer fees in excess of 12% of construction costs, ineligible costs associated with abatement of asbestos-containing floor materials, costs associated with mailing and moving, and fixtures, furniture, and equipment (FFE) costs in excess of \$115,200. The project budget breakdown is shown in the following table:

<b>Project Scope and Budget Agreement</b>	
Enrollment: 636	District's Proposed Project Budget
Total Square Feet: 214,000	
Project Budget <sup>1</sup>	\$3,606,866
Scope Exclusions/Ineligible Costs	\$67,512
Estimated Basis of Total Facilities Grant	\$3,539,354

Reimbursement Rate	78.95%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$2,794,320
Potentially eligible owner's and construction contingencies	\$215,000
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$169,743
Total Project Budget	\$3,821,866
Maximum Total Facilities Grant <sup>3</sup>	\$2,964,062

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

<sup>2</sup> Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.

<sup>3</sup> 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 a maximum Total Facilities Grant of \$2,964,062 for the Project Funding Agreement with the City of Gardner. This amount is subject to adjustment based on the MSBA's audit of project costs incurred by the District.