

District: Town of Mansfield  
 School Name: Mansfield High School  
 Recommended Category: Project Funding Agreement  
 Date: June 20, 2018

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Mansfield for a partial window/door replacement project at the Mansfield High School.

<b>District Info</b>	
District Name	Town of Mansfield
Elementary Schools	Roland Green School (PK) Everett W. Robinson School (K-2) Jordan/Jackson Elementary School (3-5)
Middle School	Harold L. Qualters Middle School (6-8)
High School	Mansfield High School (9-12)
Priority School Name	Mansfield High School
Type of School	High School
Grades Served	9-12
Year Opened	1968
Existing Square Footage	206,731
Additions	1998
Building Issues	Windows/Doors
2017-2018 Enrollment	1,317

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	May 12, 2017
Project Funding Agreement Authorization	On June 27, 2018 Board agenda
Reimbursement Rate	50.79%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Watermark Environmental, Inc.
Designer	Baker/Wohl 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, Baker-Wohl Associates, Inc., recommends a window and door replacement at the Mansfield High 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 \$1,880,090, which includes a construction cost of \$1,562,260. Construction costs include:

- \$949,888 (\$208.08/sf) for new aluminum curtain wall systems and associated demolition;
- \$119,884 for window abatement;
- \$73,112 for window-adjacent concrete and masonry work;
- \$58,420 for temporary protection;
- \$72,268 for window-and-door-adjacent sealants and rough patching;
- \$104,548 for new HVAC equipment and associated work (ineligible);
- And \$184,140 in other associated work.

<b>Project Funding Agreement</b>	
Enrollment: 1,317	District's Proposed
Total Square Feet: 206,731	Project Budget
Project Budget <sup>1</sup>	\$1,799,915
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$104,548
Estimated Basis of Total Facilities Grant	\$1,695,367
Reimbursement Rate	50.79%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$861,077
Project contingencies <sup>4</sup>	\$80,175
Potentially eligible owner's and construction contingencies	\$80,175
Potential additional grant funds for eligible owner's and construction contingency expenditures <sup>5</sup>	\$40,721
Total Project Budget	\$1,880,090
Maximum Total Facilities Grant <sup>6</sup>	\$901,798

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

<sup>2</sup> Scope exclusions/ineligible costs include new HVAC equipment and associated work.

<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 and ineligible 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 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 \$861,077; however, the District may be eligible for up to an additional \$40,721 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 \$901,798 for the Project Funding Agreement for a partial window/door replacement project at the Mansfield High School.