

District: Town of Norton  
 School Name: Henri A. Yelle Elementary School  
 J.C. Solmonese Elementary School  
 L.G. Nourse Elementary 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 Norton for a window/door replacement project at the Henri A. Yelle Elementary School, a window/door replacement project at the J.C. Solmonese Elementary School, and a window/door replacement project at the L.G. Nourse Elementary School.

<b>District Info</b>	
District Name	Town of Norton
Elementary School(s)	Henri A. Yelle School (4-5) J.C. Solmonese Elementary School (PK-3) L.G. Nourse Elementary School (K-3)
Middle School(s)	Norton Middle School (6-8)
High School(s)	Norton High School (9-12)

<b>School Info</b>			
School Name	Henri A. Yelle School	J.C. Solmonese School	L.G. Nourse Elementary School
Type of School	Elementary School	Elementary School	Elementary School
Grades Served	4-5	PK-3	K-3
Year Opened	1951	1978	1960
Total Building Square Footage	82,824	83,579	44,372
Additions	1954	N/A	1964
Building Issues	Windows/Doors	Windows/Doors	Windows/Doors
2017-2018 Enrollment	395	462	285

<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	55.63%

<b>Consultants</b>	
Owner's Project Manager (the "OPM")	Architectural Consulting Group, LLC
Designer	Turowski2 Architecture, Inc.

## Discussion

The OPM and Designer conducted a feasibility analysis of each facility and developed schematic designs including proposed scopes of work, schedules, and estimated budgets. The District's Designer, Turowski2 Architecture, Inc., recommends a window/door replacement project at the Henri A. Yelle Elementary School, a window/door replacement project at the J.C. Solmonese Elementary School, and a window/door replacement project at the L.G. Nourse School. The Designer has confirmed that the windows and doors will be in compliance with the MSBA's sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analyses and proposed schedules that were provided by the District. Also, MSBA staff discussed the scopes and budgets for the projects with the District and its consultants.

At the Henri A. Yelle Elementary School, the District has provided a Total Project Budget of \$3,901,303, which includes a construction cost of \$3,116,095. Construction costs include:

- \$1,511,477 (\$142.88/sf) for aluminum windows;
- \$40,797 (\$132.46/sf) for storefront windows;
- \$256,606 for asbestos abatement;
- \$166,895 for door demolition and installation;
- \$57,272 for translucent panel installation;
- \$321,025 for concrete and masonry repair work;
- \$364,369 for miscellaneous drywall, paint and ceiling repairs due to window and door installation;
- \$93,416 for window roller shades;
- \$185,826 for associated carpentry and sealants at the windows;
- \$22,202 for HVAC and electrical disconnect and reconnect;
- \$8,830 for new electrical lighting, fees, and permits (ineligible for reimbursement);
- \$78,235 for ADA bathroom upgrades, demolition, plumbing, and finishes;
- And \$9,145 for ADA accessible ramp at main entrance and site work repair due to construction.

At the J.C. Solmonese Elementary School, the District has provided a Total Project Budget of \$2,363,618, which includes a construction cost of \$1,876,411. Construction costs include:

- \$567,752 (\$140.64/sf) for aluminum windows;
- \$37,681 (\$141.66/sf) for storefront windows;
- \$170,867 for asbestos abatement;
- \$114,338 for door demolition and installation;
- \$437,709 for concrete and masonry repair work;

- \$56,368 for miscellaneous drywall and ceiling repairs due to window and door installation;
- \$38,124 for window roller shades;
- \$315,503 for associated carpentry and sealants at the windows;
- \$18,888 electrical disconnect and reconnect;
- \$11,602 for HVAC upgrades at the lobby renovation as well as permits and fees (ineligible for reimbursement);
- \$9,444 for new electrical lighting, fees, and permits (ineligible for reimbursement);
- \$91,389 for ADA bathroom upgrades, demolition, plumbing, and finishes;
- And \$6,746 for site work repair due to construction.

The District proposed an add alternate for the following scope of work. The District may consider the add alternate if the construction bids come in lower than the estimated Construction Budget shown in the Total Project Budget.

- \$37,554 for a new exterior lobby (ineligible for reimbursement)

At the L.G. Nourse Elementary School, the District has provided a Total Project Budget of \$2,146,006, which includes a construction cost of \$1,709,260. Construction costs include:

- \$914,597 (148.98/sf) for aluminum windows;
- \$44,650 (\$144.03/sf) for storefront windows;
- \$69,136 for Kalwall installation;
- \$194,007 for windows and doors asbestos abatement;
- \$1,372 for asbestos floor tile abatement (ineligible for reimbursement);
- \$79,561 for door demolition and installation;
- \$105,830 for concrete and masonry repair work;
- \$115,778 for associated carpentry and sealants at the windows;
- \$27,709 for HVAC and electrical disconnect and reconnect;
- \$26,750 for HVAC upgrades at the lobby renovation as well as fees and permits (ineligible for reimbursement);
- \$123,011 for ADA bathroom upgrades, demolition, plumbing, and finishes;
- And \$6,859 for site work repair due to construction.

The District proposed five add alternates for the following scope 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.

- Alternate #1 - \$76,530 for masonry repairs;
- Alternate #2 - \$26,524 for an interior lobby (\$4,458 for heating work ineligible for reimbursement);
- Alternate #3 - \$22,222 for exterior painting (ineligible for reimbursement);
- Alternate #4 - \$148,125 for interior painting due to window and door installation;
- And Alternate #5 - \$58,948 for window roller shades.

<b>Project Funding Agreement</b>	<b>Henri A. Yelle Elementary School</b>	<b>J.C. Solmonese Elementary School</b>	<b>L.G. Nourse Elementary School</b>	<b>District's Total Proposed Budget</b>
Enrollment	395	462	285	
Total Square Feet	82,824	83,579	44,372	
Project Budget <sup>1</sup>	\$3,729,918	\$2,260,415	\$2,051,640	\$8,041,973
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$8,830	\$24,700	\$28,120	\$61,650
Estimated Basis of Total Facilities Grant	\$3,721,088	\$2,235,715	\$2,023,520	\$7,980,323
Reimbursement Rate	55.63%	55.63%	55.63%	55.63%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$2,070,041	\$1,243,728	\$1,125,684	\$4,439,453
Project Contingencies <sup>4</sup>	\$171,385	\$103,203	\$94,366	\$368,954
Potentially eligible owner's and construction contingencies	\$170,899	\$92,768	\$86,311	\$349,978
Potential additional grant funds for eligible owner's and construction contingency expenditures <sup>5</sup>	\$95,071	\$51,607	\$48,015	\$194,693
Total Project Budget	\$3,901,303	\$2,363,618	\$2,146,006	\$8,410,927
Maximum Total Facilities Grant <sup>6</sup>	\$2,165,112	\$1,295,335	\$1,173,699	\$4,634,146

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

<sup>2</sup> Scope exclusions/ineligible costs include markups associated with ineligible scope, asbestos floor tile abatement, HVAC upgrades, new lighting, permitting and inspection fees, and soft costs that exceed 20% of the construction budget cap.

<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. Scope exclusions/ineligible costs include construction contingency in excess of the 5% construction budget cap, owner's contingency in excess of the 0.5% construction budget cap.

<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 a combined Estimated Maximum Total Facilities Grant of \$4,439,453; however, the District may be eligible for up to an additional \$194,693 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 combined Maximum Total Facilities Grant of \$4,634,146 for a window/door replacement project at the Henri A. Yelle Elementary School, a window/door replacement project at the J.C.

Solmonese Elementary School, and a window/door replacement project at the L.G. Nourse Elementary School.