

District: Town of Ware  
 School Name: Stanley M. Koziol Elementary School  
 Ware Middle School  
 Recommended Category: Project Funding Agreement  
 Date: April 3, 2019

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Ware for a boiler replacement project at the Stanley M. Koziol Elementary School and a window/door replacement project at the Ware Middle School.

<b>District Info</b>	
District Name	Town of Ware
Elementary School(s)	Stanley M. Koziol Elementary School (PK-3)
Middle School(s)	Ware Middle School (4-6)
High School(s)	Ware Junior/Senior High School (7-12)

<b>School Info</b>		
School Name	Stanley M. Koziol Elementary School	Ware Middle School
Type of School	Elementary School	Middle School
Grades Served	PK-3	4-6
Year Opened	1971	1961
Total Building Square Footage	50,714	70,462
Additions	1990 renovation	2000 renovation
Building Issues	Boilers	Windows/Doors
2018-2019 Enrollment	395	318

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	June 27, 2018
Project Funding Agreement Authorization	On April 10, 2019 Board agenda
Reimbursement Rate	78.95%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Hill International, Inc.
Designer	CGKV Architects, Inc.

**Discussion**

The OPM and Designer conducted a feasibility analysis of the facilities and developed Schematic Designs including proposed scopes of work, schedules, and estimated budgets. The District’s Designer, CGKV Architects, Inc., recommends a boiler replacement at the Stanley M. Koziol Elementary School and a window/door replacement at the Ware Middle School. The Designer has confirmed that the boiler replacement and window/door replacement 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 with the District and its consultants.

At the Stanley M. Koziol Elementary School, the District has provided a Total Project Budget of \$917,042 which includes a construction cost of \$561,341. Construction costs include:

- \$229,675 for the installation of two 2,600 MBH boilers;
- \$104,358 for demolition of existing boilers and abatement;
- \$81,104 for electrical work and temperature controls;
- \$65,870 for demolition and replacement of pipes, flue, and compressor serving boilers;
- And \$80,334 for associated project costs.

At the Ware Middle School, the District has provided a Total Project Budget of \$3,283,123, which includes a construction cost of \$2,652,601. Construction costs include:

- \$1,164,554 (\$177.04/sf) for demolition of existing windows and installation of aluminum storefront windows;
- \$184,401 (\$137.20/sf) for demolition of existing windows and installation of fiberglass sandwich panel windows;
- \$462,718 for abatement;
- \$357,063 for door frames & hardware;
- \$149,967 for metal wall panels, flashing and air barrier membrane;
- \$98,898 for interior woodwork and carpentry;
- \$71,606 for louver blinds;
- \$43,187 for new split-system air conditioning (ineligible for reimbursement);
- \$26,606 for new ADA-compliant handrails and flushometer;
- And \$93,601 for associated project costs.

<b>Project Funding Agreement</b>	<b>Stanley M. Koziol Elementary School</b>	<b>Ware Middle School</b>	<b>District's Total Proposed Budget</b>
Enrollment	395	318	
Total Square Feet	50,714	70,462	
Project Budget <sup>1</sup>	\$860,908	\$3,097,441	\$3,958,349
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$49,567	\$48,187	\$97,754
Estimated Basis of Total Facilities Grant	\$811,341	\$3,049,254	\$3,860,595
Reimbursement Rate	78.95%	78.95%	78.95%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$640,554	\$2,407,386	\$3,047,940
Project Contingencies <sup>4</sup>	\$56,134	\$185,682	\$241,816
Potentially Eligible Owner's and Construction Contingencies	\$28,067	\$145,893	\$173,960

<b>Project Funding Agreement</b>	<b>Stanley M. Koziol Elementary School</b>	<b>Ware Middle School</b>	<b>District's Total Proposed Budget</b>
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures <sup>5</sup>	\$22,159	\$115,183	\$137,342
<b>Total Project Budget</b>			
	\$917,042	\$3,283,123	\$4,200,165
<b>Maximum Total Facilities Grant<sup>6</sup></b>	<b>\$662,713</b>	<b>\$2,522,569</b>	<b>\$3,185,282</b>

<sup>1</sup> Does not include Owner's or Construction Contingencies.

<sup>2</sup> Scope exclusions/ineligible costs include soft costs that exceed 20% of the construction budget cap at the Stanley M. Koziol Elementary School, new split-system air conditioning at the Ware Middle School, and legal fees at both Schools.

<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 \$3,047,940; however, the District may be eligible for up to an additional \$137,342 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 \$3,185,282 for a boiler replacement project at the Stanley M. Koziol Elementary School and a window/door replacement project at the Ware Middle School.