

District: Town of Easton
 School Name: Easton Middle School
 Recommended Category: Project Funding Agreement
 Date: November 7, 2012

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Easton for a roof replacement at the Easton Middle School.

District Info	
District Name	Town of Easton
Elementary School(s)	Center School (K-2) F.L. Olmsted School (3-5) H.H. Richardson School (3-5) Moreau Hall Elementary School (PK-2) Parkview School (PK-2)
Middle School(s)	Easton Middle School (6-8)
High School(s)	Oliver Ames High School (9-12)
Priority School Name	Easton Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1957
Existing Square Footage	92,434
Additions	2008
Building Issues	Roof
2011-2012 Enrollment	948

MSBA Votes	
Invitation to Feasibility Study	March 28, 2012
Project Funding Agreement Authorization	On November 14, 2012 Board agenda
Reimbursement Rate	50.16%

Consultants	
Owner's Project Manager	PMA Consultants, LLC
Designer	Russo Barr Associates, 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, Russo Barr Associates, Inc., recommends completely removing the ethylene propylene diene monomer ("EPDM") and polyvinyl chloride ("PVC") roofs down to the roof decking and replacing them with a PVC roof membrane system. The Designer has confirmed that the roof will be in compliance with the MSBA's sustainability requirements.

MSBA staff reviewed the consultants’ existing conditions analysis and proposed schedule provided by the District and have discussed the scope and budget with the District and its consultants. The District has provided a Total Project Budget of \$2,131,297 which includes a construction cost of \$1,850,830. Construction costs include:

- \$14.61/sf for the roof replacement and associated costs of \$626,911 for roof deck repair, drainage repair, and above the roof line repair of masonry and thru-flashing.

Project Funding Agreement	
Enrollment: 948	
Total Square Feet: 92,434	District’s Proposed Project Budget
Project Budget ¹	\$2,035,330
Scope Exclusions/Ineligible Costs ²	\$7,500
Estimated Basis of Total Facilities Grant	\$2,027,830
Reimbursement Rate	50.16%
Estimated Maximum Total Facilities Grant ³	\$1,017,160
Potentially eligible owner’s and construction contingencies	\$95,967
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$48,137
Total Project Budget	\$2,131,297
Maximum Total Facilities Grant⁴	\$1,065,297

¹ Does not include owner’s or construction contingencies.

² Scope exclusions/ineligible costs include the installation of five dry wells to service the new gutters and downspouts.

³ Does not include any grant funds for potentially eligible owner’s or construction contingency expenditures; subject to MSBA review and audit.

⁴ 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 an estimated maximum Total Facilities Grant of \$1,017,160; however, the District may be eligible for up to an additional \$48,137 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 \$1,065,297 for the Project Funding Agreement for a roof replacement at the Easton Middle School.