

District: Town of Sudbury
 School Name: General John Nixon Elementary 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 Sudbury for a roof repair/partial replacement project at the General John Nixon Elementary School.

District Info	
District Name	Town of Sudbury
Elementary School(s)	General John Nixon Elementary School (K-5) Israel Loring Elementary School (K-5) Josiah Haynes Elementary School (K-5) Peter Noyes Elementary School (PK-5)
Middle School(s)	Ephraim Curtis Middle School (6-8)
High School(s)	N/A
Priority School Name	General John Nixon Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1960
Total Square Footage	61,900
Additions	1994
Building Issues	Roof
2011-2012 Enrollment	428

MSBA Votes	
Invitation to Feasibility Study	June 6, 2012
Project Funding Agreement Authorization	On November 14, 2012 Board agenda
Reimbursement Rate	36.89%

Consultants	
Owner's Project Manager	PMA Consultants
Designer	ICON Architecture, 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, ICON Architecture, Inc., recommends replacing the 26,111 square foot ethylene propylene diene monomer ("EPDM") roof system on the original 1960 building with a polyvinyl chloride ("PVC") roof system. This section contains 11 skylights, which will be removed and replaced. The Designer also recommends making repairs at the seams and flashing of the roof of the 1994 addition. The Designer

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 provided a Total Project Budget of \$788,751 which includes a construction cost of \$621,554. Construction costs include:

- \$17.17/sf for PVC roof replacement and \$147,417 in associated costs for demolition, abatement, electrical, HVAC, plumbing, and masonry
- \$34,221 in seams and flashing repairs on the roof of the 1994 addition

The District is also proposing two deduct alternates which are not included in the Total Project Budget:

- \$6,542 to infill skylights
- \$47,667 a thermoplastic polyolefin (“TPO”) roofing system in lieu of a PVC roofing system

The alternates will only be considered an eligible expense if they can be accommodated within the Total Project Budget and within the estimated maximum Total Facilities Grant.

Project Funding Agreement	
Enrollment: 428 Total Square Feet: 61,900	District’s Proposed Project Budget
Project Budget ¹	\$755,004
Scope Exclusions/Ineligible Costs	\$0
Estimated Basis of Total Facilities Grant	\$755,004
Reimbursement Rate	36.89%
Estimated Maximum Total Facilities Grant ²	\$278,521
Potentially eligible owner’s and construction contingencies	\$33,747
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$12,449
Total Project Budget	\$788,751
Maximum Total Facilities Grant ³	\$290,970

¹ Does not include owner’s or construction contingencies.

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

³ 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 \$278,521; however, the District may be eligible for up to an additional \$33,747 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 \$290,970 for the Project Funding Agreement for a roof repair/partial replacement project at the General John Nixon Elementary School.