

District: City of Westfield
 School Name: Munger Hill Elementary School
 Paper Mill 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 City of Westfield for the replacement of the roofs at the Munger Hill Elementary School and Paper Mill Elementary School.

District Info	
District Name	City of Westfield
Elementary School(s)	Abner Gibbs Elementary School (K-5) Fort Meadow Early Childhood Center (PK) Franklin Avenue School (K-5) Highland Elementary School (K-5) Juniper Park Elementary School (K-3) Munger Hill Elementary School (K-5) Paper Mill Elementary School (K-5) Southampton Road Elementary School (K-5)
Middle School(s)	North Middle School (6-8) South Middle School (6-8)
High School(s)	Parkside Academy (8-12) Westfield High School (9-12) Westfield Vocational Technical High School (9-12)

School Info		
Priority School Name(s)	Munger Hill Elementary* School	Paper Mill Elementary* School
Type of School	Elementary School	Elementary School
Grades Served	K-5	K-5
Year Opened	1991	1991
Existing Square Footage	68,000	68,000
Additions	N/A	N/A
Building Issues	Roof	Roof
2011-2012 Enrollment	364	497

* *These schools have the same design.*

MSBA Votes	
Invitation to Feasibility Study	March 28, 2012

Project Funding Agreement Authorization	On November 14, 2012 Board agenda
Reimbursement Rate	59.84%

Consultants	
Owner's Project Manager	Vertex Construction Services, Inc.
Designer	Knight, Bagge & Anderson, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of the facilities and developed a schematic design including a proposed scope of work, schedule, and estimated budget. The District's Designer, Knight, Bagge & Anderson, Inc., recommends replacing the existing roofs at the Munger Hill and Paper Mill schools with a white PVC roofing system. The preferred solution includes the removal of the existing wall flashing and the installation of new wall flashing at each school. The Designer has confirmed that the roofs 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. Approximately 2,800 square feet of roofing at the Munger Hill Elementary School was damaged during a tornado in June, 2011, and this section of roof was repaired using Federal Emergency Management Agency funding. The Designer recommends that this section be replaced to ensure that the entire roof complies with the MSBA sustainability requirements, and that there are no exclusions included in the manufacturer's warranty.

MSBA staff discussed the scope and budget with the District and its consultants. The District has provided a Total Project Budget of \$1,405,837 for each school, which includes a construction cost of \$1,170,735 at each school. Construction costs at both the Munger Hill Elementary School and Paper Mill Elementary School include:

- \$12.89/sf for the PVC roofing system and flashing; \$190,201 for demolition of the existing system; and, \$103,787 in associated costs for masonry, walkway pads, and finishes.

Project Funding Agreement			
	Munger Hill Elementary School Proposed Budget	Paper Mill Elementary School Proposed Budget	District's Total Proposed Budget
Project Budget ¹	\$1,323,885	\$1,323,885	\$2,647,770
Scope Exclusions/Ineligible Costs	\$0	\$0	\$0
Estimated Basis of Total Facilities Grant	\$1,323,885	\$1,323,885	\$2,647,770

Reimbursement Rate	59.84%	59.84%	59.84%
Estimated Maximum Total Facilities Grant ²	\$792,213	\$792,213	\$1,458,426
Potentially eligible owner's and construction contingencies	\$61,600	\$61,600	\$123,200
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$36,861	\$36,861	\$73,722
Total Project Budget	\$1,405,837	\$1,405,837	\$2,811,674
Maximum Total Facilities Grant ³	\$829,074	\$829,074	\$1,658,148

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 \$792,213 for both the Munger Hill Elementary School and Paper Mill Elementary School for a total estimated maximum Total Facilities Grant of \$1,458,426; however, the District may be eligible for up to an additional \$73,722 in grant funds, \$36,861 for each school, 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 \$829,074 for the Munger Hill Elementary School and \$829,074 for the Paper Mill Elementary School, for a total Maximum Total Facilities Grant of \$1,658,148 for the Project Funding Agreement for the roof replacements at these two schools.