

District: Town of Norton
 School Name: J.C. Solmonese Elementary School
 Recommended Category: Project Funding Agreement
 Date: January 23, 2013

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Norton for a roof replacement at the J.C. Solmonese Elementary School.

District Info	
District Name	Town of Norton
Elementary School(s)	Henri A. Yelle Elementary School (4-5) J.C. Solmonese Elementary School (K-3) L.G. Nourse Elementary School (PK-3)
Middle School(s)	Norton Middle School (6-8)
High School(s)	Norton High School (9-12)
Priority School Name	J.C. Solmonese Elementary School
Type of School	Elementary School
Grades Served	K-3
Year Opened	1978
Existing Square Footage	83,570
Additions	N/A
Building Issues	Roof
2011-2012 Enrollment	498

MSBA Votes	
Invitation to Feasibility Study	March 28, 2012
Project Funding Agreement Authorization	On January 30, 2013 Board agenda
Reimbursement Rate	55.63%

Consultants	
Owner’s Project Manager	Joslin, Lesser + Associates, Inc.
Designer	Habeeb & Associates Architects, 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, Habeeb & Associates Architects, Inc., recommends replacing the existing 59,100 square-foot roof, a fully adhered ethylene propylene diene monomer (“EPDM”) roof system over three inches of rigid insulation covering a 34-year-old built up roofing system, with a new vapor barrier, predominantly flat insulation with tapered crickets and a single-ply polyvinyl chloride (“PVC”) roof system. 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 has provided a Total Project Budget of \$1,500,000 which includes a construction cost of \$1,166,044. Construction costs include:

- \$10.53/square feet for PVC roof replacement; and
- \$331,760 in associated costs for demolition, abatement, skylight replacement, plumbing, and HVAC work.

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

- \$58,000 to use EPDM in lieu of PVC;
- \$20,000 for removal of continuous sloped glazing assemblies and replacement with metal decking, vapor retarder, and roof membrane with flashing over multi-purpose room; and
- \$2,400 for installation of unit skylight and wood curb (4”x4”) over multi-purpose room.

The District will only consider the alternate if the construction bids come in higher than the estimated construction budget shown in the Total Project Budget for this project.

Project Funding Agreement	
Enrollment: 498 Total Square Feet: 83,570	District’s Proposed Project Budget
Project Budget ¹	\$1,398,524
Scope Exclusions/Ineligible Costs	\$0
Estimated Basis of Total Facilities Grant	\$1,398,524
Reimbursement Rate	55.63%
Estimated Maximum Total Facilities Grant ²	\$777,999
Total owner’s and construction contingencies	\$101,476
Potentially eligible owner’s and construction contingencies	\$62,802
Potential additional grant funds for eligible owner’s and construction contingency expenditures ³	\$34,937
Total Project Budget	\$1,500,000
Maximum Total Facilities Grant ⁴	\$812,936

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 Scope exclusions/ineligible costs include construction contingency and owner’s contingency in excess of the reimbursable Accelerated Repair Program caps.

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 \$777,999; however, the District may be eligible for up to an additional \$34,937 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 \$812,936 for the Project Funding Agreement for a roof replacement at the J.C. Solmonese Elementary School.