

District: Town of Wayland
 School Name: Wayland Middle 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 Wayland for a roof replacement at the Wayland Middle School.

District Info	
District Name	Town of Wayland
Elementary School(s)	The Children’s Way (PK) Loker School (PK-K) Claypit Hill School (1-5) Happy Hollow School (1-5)
Middle School(s)	Wayland Middle School (6-8)
High School(s)	Wayland High School (9-12)
Priority School Name	Wayland Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1972
Existing Square Footage	124,000
Additions	2001
Building Issues	Roof
2011-2012 Enrollment	638

MSBA Votes	
Invitation to Feasibility Study	June 6, 2012
Project Funding Agreement Authorization	On January 30, 2013 Board agenda
Reimbursement Rate	36.89%

Consultants	
Owner’s Project Manager	Joslin, Lesser + Associates, Inc.
Designer	DiMarinisi & Wolfe

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, DiMarinisi & Wolfe, recommends removing and replacing the existing roof system on the 98,700 square foot roof area with an ethylene propylene diene monomer (“EPDM”) roof system. The Designer also recommends removing disused equipment from the roof. 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 \$2,914,694 which includes a construction cost of \$2,445,767. Construction costs include:

- \$14.33/sf for EPDM roof replacement, and
- \$1,031,206 in associated costs for demolition, abatement, metals, masonry, plumbing, HVAC, and electrical.

Project Funding Agreement	
Enrollment: 638	
Total Square Feet: 124,000	District’s Proposed Project Budget
Project Budget ¹	\$2,785,727
Scope Exclusions/Ineligible Costs	\$0
Estimated Basis of Total Facilities Grant	\$2,785,727
Reimbursement Rate	36.89%
Estimated Maximum Total Facilities Grant ²	\$1,027,655
Total owner’s and construction contingencies	\$128,968
Potentially eligible owner’s and construction contingencies	\$128,968
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$47,576
Total Project Budget	\$2,914,694
Maximum Total Facilities Grant ³	\$1,075,231

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 \$1,027,655; however, the District may be eligible for up to an additional \$47,576 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 \$1,075,231 for the Project Funding Agreement for a roof replacement at the Wayland Middle School.