

District: Bridgewater-Raynham Regional School District
 School Name: Bridgewater Middle School
 L.B. Merrill Elementary School
 LaLiberte Elementary School
 Recommended Category: Project Funding Agreement
 Date: March 27, 2013

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Bridgewater-Raynham Regional School District for roof replacements at the Bridgewater Middle School, L.B. Merrill Elementary School and LaLiberte Elementary School.

District Info	
District Name	Bridgewater-Raynham Regional School District
Elementary School(s)	George H. Mitchell Elementary School (PK-3) L.B. Merrill Elementary School (K-1) LaLiberte Elementary School (2-4) Williams Intermediate School (4-6)
Middle School(s)	Bridgewater Middle School (7-8) Raynham Middle School (5-8)
High School(s)	Bridgewater-Raynham Regional High School (9-12)

School Info			
School Name	Bridgewater Middle School	L.B. Merrill Elementary School	LaLiberte Elementary School
Type of School(s)	Middle School	Elementary School	Elementary School
Grades Served	7-8	PK-1	2-4
Year Opened	1961	1957	1965
Existing Square Footage	182,000	43,240	70,000
Additions	1970	1963	N/A
Building Issues	Roof	Roof	Roof
2011-2012 Enrollment	557	297	529

MSBA Votes	
Invitation to Accelerated Repair	April 9, 2012
Project Funding Agreement Authorization	On April 3, 2013 Board agenda
Reimbursement Rate	55.63%

Consultants	
Owner's Project Manager	TBD
Designer	Raymond Design Associates, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of the facilities and developed schematic designs including a proposed scope of work, schedule, and estimated budget. The District's Designer, Raymond Design Associates, Inc., recommends replacing the existing roofs at the Bridgewater Middle, L.B. Merrill Elementary, and the LaLiberte Elementary Schools with ethylene propylene diene monomer ("EPDM") roof systems. 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.

As a result of delays regarding local funding, all three roof projects are now scheduled for construction in the summer of 2014. It should be noted, however, that during a storm in January 2013, a section of the roof at the L.B. Merrill Elementary School was severely damaged. Consequently, the District intends to work with its insurance company to replace this section of the roof in the summer of 2013, while the rest of the work will be completed in the summer of 2014. The District has been informed and is aware that all insurance proceeds will be deducted from the Basis of Estimated Total Facilities Grant and will be treated as third party funding that is ineligible for reimbursement. The amount of the insurance proceeds is still to be determined.

The Bridgewater Middle School was originally invited into the Accelerated Repair Program for a roof and window replacement. After the schematic design was completed, the District and its consultants determined that the District would not proceed with the window replacement portion of the project due to local funding issues. In addition, the District expressed concerns about its ability to appropriate the funds for the potential project costs of the roof replacements at the three schools. MSBA staff recommends that the District be provided the opportunity to work with its member Towns to obtain the appropriate local funding for all three roof projects at the upcoming Town Meetings in May and June of 2013.

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 \$6,428,546, which includes a construction cost of \$5,050,551. Construction costs include:

- Bridgewater Middle School
 - \$17.92/sf for the EPDM roofing system; and
 - \$392,506 in associated costs for demolition, metals, finishes, HVAC, and electrical.

The District is also proposing one add alternate which is not included in the Total Project Budget for this school:

- \$408,284 to completely remove the existing roof insulation and replace with new insulation.

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

- L.B. Merrill Elementary School:
 - \$20.49/sf for EPDM and \$14.09/sf for asphalt shingle roof replacement; and
 - \$159,541 in associated costs for demolition, metals, finishes, HVAC, plumbing, and electrical.

- LaLiberte Elementary School:
 - \$20.71/sf for the EPDM roofing system; and
 - \$203,797 in associated costs for demolition, metals, finishes, HVAC, and electrical.

Project Funding Agreement	Bridgewater Middle School	L.B. Merrill Elementary School	LaLiberte Elementary School	District's Proposed Project Budget
Enrollment	557	297	529	
Total Square Feet	182,000	43,240	70,000	
Project Budget ¹	\$3,227,711	\$1,287,066	\$1,328,769	\$5,843,546
Scope Exclusions/Ineligible Costs ²	\$0	\$0	\$0	\$0
Estimated Basis of Total Facilities Grant	\$3,227,711	\$1,287,066	\$1,328,769	\$5,843,546
Reimbursement Rate	55.63%	55.63%	55.63%	55.63%
Estimated Maximum Total Facilities Grant ³	\$1,795,576	\$715,995	\$739,194	\$3,250,765
Potentially eligible owner's and construction contingencies	\$148,216	\$59,043	\$61,128	\$268,387
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$82,453	\$32,846	\$34,006	\$149,305
Total Project Budget	\$3,550,711	\$1,416,066	\$1,461,769	\$6,428,546
Maximum Total Facilities Grant ⁴	\$1,878,028	\$748,840	\$773,200	\$3,400,068

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include construction contingency and owner's contingency in excess of the reimbursable Accelerated Repair Program funding cap.

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 \$3,250,765; however, the District may be eligible for up to an additional \$149,305 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 \$3,400,068 for the Project Funding Agreement for roof replacements at the Bridgewater Middle School, the L.B. Merrill Elementary School, and the LaLiberte Elementary School.