

District: Town of Pembroke
 School Name: Hobomock Elementary School
 North Pembroke Elementary School
 Pembroke Community Middle School
 Pembroke High School
 Recommended Category: Project Funding Agreement
 Date: January 22, 2014

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Pembroke for roof replacement projects at the Hobomock Elementary School, the North Pembroke Elementary School, the Pembroke Community Middle School, and the Pembroke High School.

District Info	
District Name	Town of Pembroke
Elementary School(s)	Bryantville Elementary School (K-6) Hobomock Elementary School (K-6) North Pembroke Elementary School (PK-6)
Middle School(s)	Pembroke Community Middle School (7-8)
High School(s)	Pembroke High School (9-12)

School Info				
School Name	Hobomock Elementary School	North Pembroke Elementary School	Pembroke Community Middle School	Pembroke High School
Type of School	Elementary School	Elementary School	Middle School	High School
Grades Served	K-6	PK-6	7-8	9-12
Year Opened	1972	1968	1958	1972
Existing Square Footage	82,046	109,000	104,000	200,050
Additions	N/A	2001: Add/Reno	1970s: Addition	2006: Add/Reno
Building Issues	Roof	Roof	Roof	Roof
2012-2013 Enrollment	473	680	590	948

MSBA Votes	
Invitation to Feasibility Study	June 5, 2013
Project Funding Agreement Authorization	On January 29, 2014 Board agenda
Reimbursement Rate	52.06%

Consultants	
Owner's Project Manager	Pinck & Co., Inc.
Designer	S/L/A/M Collaborative

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, SLAM Collaborative, recommends roof replacements at the Hobomock Elementary School, the North Pembroke Elementary School, the Pembroke Community Middle School, and the Pembroke High 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 and have discussed the scope and budget with the District and its consultants. The District has provided a Total Project Budget of \$11,938,127 which includes a construction cost of \$10,286,208. Construction costs include:

- Hobomock Elementary School
 - \$16.84/sf for the TPO roof
 - \$886,027 for associated work

- North Pembroke Elementary School
 - \$16.69/sf for the TPO roof
 - \$1,296,265 for associated work which includes \$291,287 for the removal and reinstallation of rooftop exhaust fans and ductwork as well as \$424,337 in abatement

- Pembroke Community Middle School
 - \$17.30/sf for the TPO roof
 - \$1,129,560 for associated work which includes \$203,464 for the removal and reinstallation of rooftop exhaust fans and ductwork as well as \$337,407 in abatement

- Pembroke High School
 - \$16.87/sf for the TPO roof
 - \$1,104,701 for associated work which includes \$385,796 for the removal and reinstallation of rooftop exhaust fans and gas lines

Project Funding Agreement	Hobomock Elementary School	North Pembroke Elementary School	Pembroke Community Middle School	Pembroke High School	District’s Total Proposed Budget
Enrollment	473	680	590	948	
Total Square Feet	82,046	109,000	104,000	200,050	
Project Budget ¹	\$2,518,253	\$3,345,086	\$2,225,466	\$3,281,291	\$11,370,096
Scope Exclusions/Ineligible Costs ²	\$0	\$0	\$0	\$0	\$0
Estimated Basis of Total Facilities Grant	\$2,518,253	\$3,345,086	\$2,225,466	\$3,281,291	\$11,370,096
Reimbursement Rate	52.06%	52.06%	52.06%	52.06%	52.06%
Estimated Maximum Total Facilities Grant ³	\$1,311,003	\$1,741,452	\$1,158,578	\$1,708,240	\$5,919,273

Potentially Eligible Owner's and Construction Contingencies ²	\$119,066	\$159,121	\$103,659	\$154,143	\$535,989
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$61,986	\$82,838	\$53,965	\$80,247	\$279,036
Total Project Budget	\$2,644,041	\$3,512,241	\$2,336,614	\$3,445,231	\$11,938,127
Maximum Total Facilities Grant ⁴	\$1,372,988	\$1,824,290	\$1,212,542	\$1,788,487	\$6,198,307

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include owner's contingency in excess of the 2% soft cost total 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 \$5,919,273; however, the District may be eligible for up to an additional \$279,036 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 \$6,198,307 for the Project Funding Agreement for roof replacement projects at the Hobomock Elementary School, the North Pembroke Elementary School, the Pembroke Community Middle School, and the Pembroke High School.