

District: Town of Wellfleet
 School Name: Wellfleet Elementary 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 Wellfleet for a partial roof replacement project at the Wellfleet Elementary School.

District Info	
District Name	Town of Wellfleet
Elementary School(s)	Wellfleet Elementary School (PK-5)
Middle School(s)	N/A
High School(s)	N/A
Priority School Name	Wellfleet Elementary School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1939
Existing Square Footage	39,701
Additions	1999: Roof and Window Replacement
Building Issues	Roof
2012-2013 Enrollment	140

MSBA Votes	
Invitation to Feasibility Study	June 5, 2013
Project Funding Agreement Authorization	On January 29, 2014 Board agenda
Reimbursement Rate	37.95%

Consultants	
Owner's Project Manager	Architectural Consulting Group, LLC
Designer	CSS Architects Incorporated

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, CSS Architects Incorporated, recommends a partial roof replacement at the Wellfleet Elementary School. 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 \$436,357 which includes a construction cost of \$336,394. Construction costs include:

- \$8.75/sf for the shingle roof
- \$137,777 for associated work

Project Funding Agreement	
Enrollment: 140 Total Square Feet: 39,701	District's Proposed Project Budget
Project Budget ¹	\$412,809
Scope Exclusions/Ineligible Costs ²	\$14,136
Estimated Basis of Total Facilities Grant	\$398,673
Reimbursement Rate	37.95%
Estimated Maximum Total Facilities Grant ³	\$151,296
Potentially eligible owner's and construction contingencies	\$18,348
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$6,963
Total Project Budget	\$436,357
Maximum Total Facilities Grant ⁴	\$158,259

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include consultant costs in excess of the 20% soft cost cap and work associated with existing photo voltaic panels.

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 \$151,296; however, the District may be eligible for up to an additional \$6,963 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 \$158,259 for the Project Funding Agreement for a partial roof replacement project at the Wellfleet Elementary School.