

District: City of Leominster  
 School Name: Northwest Elementary School  
 Recommended Category: Project Funding Agreement  
 Date: January 7, 2015

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Leominster for a roof replacement project at the Northwest Elementary School.

<b>District Info</b>	
District Name	City of Leominster
Elementary Schools	Bennett School (PK) Lincoln School (PK) Priest Street School (K) Fall Brook Elementary School (K-5) Johnny Appleseed Elementary School (K-5) Northwest Elementary School (K-5) Southeast Elementary School (K-5)
Middle Schools	Samoset Middle School (6-8) Sky View Middle School (6-8)
High Schools	Leominster High School (9-12) Center for Technical Educational Innovation (9-12) Leominster Center for Excellence (10-11)
Priority School Name	Northwest Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1956
Existing Square Footage	78,249
Additions	1991: Addition
Building Issues	Roof
2013-2014 Enrollment	684

<b>MSBA Votes</b>	
Invitation to Feasibility Study	June 4, 2014
Project Funding Agreement Authorization	On January 14, 2015 Board agenda
Reimbursement Rate	71.96%

<b>Consultants</b>	
Owner's Project Manager	Architectural Consulting Group, LLC
Designer	Gale Associates

**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, Gale Associates, recommends replacement of the roofing

system. 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 \$3,249,170 which includes a construction cost of \$2,693,028. Construction costs include:

- \$23.80/sf for PVC roof
- \$16.70/sf for asphalt shingle roof
- \$1,302,400 for demolition, abatement, and associated costs

<b>Project Funding Agreement</b>	
Enrollment: 684	District’s Proposed Project Budget
Total Square Feet: 78,249 sf	
Project Budget <sup>1</sup>	\$3,060,658
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$81,341
Estimated Basis of Total Facilities Grant	\$2,979,317
Reimbursement Rate	71.96%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$2,143,917
Project Contingencies <sup>4</sup>	\$188,512
Potentially eligible owner’s and construction contingencies	\$142,004
Potential additional grant funds for eligible owner’s and construction contingency expenditures <sup>5</sup>	\$102,186
Total Project Budget	\$3,249,170
Maximum Total Facilities Grant <sup>6</sup>	\$2,246,103

<sup>1</sup> Does not include owner’s or construction contingencies.

<sup>2</sup> Scope exclusions/ineligible costs include site costs for replacement of sub-grade drainage system and owner’s contingency in excess of the 2% soft cost cap.

<sup>3</sup> The “Estimated Maximum Total Facilities Grant” is calculated by applying the reimbursement rate to the “Estimated Basis of Total Facilities Grant.” It does not include any grant funds for potentially eligible owner’s or construction contingency expenditures; subject to MSBA review and audit.

<sup>4</sup> Includes eligible and ineligible owner’s and construction contingency.

<sup>5</sup> The “Potential additional grant funds for eligible owner’s and construction contingency expenditures” is calculated by applying the reimbursement rate to the “Potentially eligible owner’s and construction contingencies.”

<sup>6</sup> 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 \$2,143,917; however, the District may be eligible for up to an additional \$102,186 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 \$2,246,103 for the Project Funding Agreement for a roof replacement project at the Northwest Elementary School.