

District: Town of Middleton  
 School Name: Fuller Meadow 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 Town of Middleton for a partial roof replacement project at the Fuller Meadow School.

<b>District Info</b>	
District Name	Town of Middleton
Elementary School(s)	Howe Manning School (PK, 3-6) Fuller Meadow School (K-2)
Middle School	N/A
High School	N/A
Priority School Name	Fuller Meadow School
Type of School	Elementary School
Grades Served	K-2
Year Opened	1964
Existing Square Footage	58,700
Additions	1997: 30,000 sf addition containing 15 classrooms, a library/media center, 3 specialist spaces, and a gymnasium
Building Issues	Roof
2013-2014 Enrollment	269

<b>MSBA Votes</b>	
Invitation to Feasibility Study	June 4, 2014
Project Funding Agreement Authorization	On January 14, 2015 Board agenda
Reimbursement Rate	46.37%

<b>Consultants</b>	
Owner's Project Manager	Hill International, Inc.
Designer	CBI Consulting, Inc.

**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, CBI Consulting, Inc. recommends a partial roof replacement. 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 \$1,626,130 which includes a construction cost of \$1,257,849.

Construction costs include:

- \$20.45/sf for the PVC roof
- \$644,321 for demolition and associated work

<b>Project Funding Agreement</b>	
Enrollment: 269	District's Proposed Project Budget
Total Square Feet: 58,700	
Project Budget <sup>1</sup>	\$1,557,250
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$252,750
Estimated Basis of Total Facilities Grant	\$1,304,500
Reimbursement Rate	46.37%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$604,897
Project Contingencies <sup>4</sup>	\$68,880
Potentially eligible owner's and construction contingencies	\$68,880
Potential additional grant funds for eligible owner's and construction contingency expenditures <sup>5</sup>	\$31,940
Total Project Budget	\$1,626,130
Maximum Total Facilities Grant <sup>6</sup>	\$636,836

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

<sup>2</sup> Scope exclusions/ineligible costs include costs associated with: the replacement of "Roof Area F" (which is not eligible for reimbursement as it has not reached twenty years of service); the replacement of the roof top air conditioning unit; the excavation and extension of the drain pipe to the storm drain; and consultant costs in excess of the 20% construction budget 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 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 \$604,897; however, the District may be eligible for up to an additional \$31,940 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 \$636,836 for the Project Funding Agreement for a partial roof replacement project at the Fuller Meadow School.