

District: City of Northampton
 School Name: Leeds Elementary School
 R.K. Finn Ryan Road 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 Northampton for a partial roof replacement project at the Leeds Elementary School and a partial roof replacement project at the R.K. Finn Ryan Road Elementary School.

District Info	
District Name	City of Northampton
Elementary School(s)	Bridge Street Elementary School (PK-5) Jackson Street Elementary School (K-5) Leeds Elementary School (K-5) R.K. Finn Ryan Road Elementary School (K-5)
Middle School(s)	John F. Kennedy Middle School (6-0038)
High School(s)	Northampton High School (9-12)

School Info		
School Name	Leeds Elementary School	R.K. Finn Ryan Road Elementary School
Type of School	Elementary School	Elementary School
Grades Served	K-5	K-5
Year Opened	1953	1968
Total Building Square Footage	74,000	54,000
Additions	Renovation/Addition, 1990	Renovation, 1974
Building Issues	Roof	Roof
2013-2014 Enrollment	353	248

MSBA Votes	
Invitation to Feasibility Study	June 4, 2014
Project Funding Agreement Authorization	On January 14, 2015 Board agenda
Reimbursement Rate	56.26%

Consultants	
Owner's Project Manager	STV, Inc. with Janey Construction Management & Consulting, Inc.
Designer	Raymond Design Associates, 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, Raymond Design Associates, Inc., recommends partial roof

replacements at both Leeds Elementary School and R.K. Finn Ryan Road Elementary 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 \$1,757,425 which includes a construction cost of \$1,392,539. Construction costs include:

- Leeds Elementary School
 - \$22.58/sf for EPDM roof
 - \$269,112 for demolition, abatement, and associated work

- R.K. Finn Ryan Road Elementary School
 - \$15.21/sf for EPDM roof
 - \$287,588 for demolition, abatement, and associated work

Project Funding Agreement	Leeds Elementary School	R.K. Finn Ryan Road Elementary School	District’s Total Proposed Budget
Enrollment	353	248	
Total Square Feet	74,000	54,000	
Project Budget ¹	\$651,612	\$1,030,397	\$1,682,009
Scope Exclusions/Ineligible Costs ²	\$20,000	\$8,430	\$28,430
Estimated Basis of Total Facilities Grant	\$631,612	\$1,021,967	\$1,653,579
Reimbursement Rate	56.26%	56.26%	56.26%
Estimated Maximum Total Facilities Grant ³	\$355,345	\$574,959	\$930,304
Project contingencies ⁴	\$29,259	\$46,157	\$75,416
Potentially eligible owner’s and construction contingencies	\$29,259	\$46,157	\$75,416
Potential additional grant funds for eligible owner’s and construction contingency expenditures ⁵	\$16,461	\$25,968	\$42,429
Total Project Budget	\$680,871	\$1,076,554	\$1,757,425
Maximum Total Facilities Grant⁶	\$371,806	\$600,926	\$972,732

¹ Does not include owner’s or construction contingencies.

² Scope exclusions/ineligible costs include the legal fees, mailing and moving project costs, and consultant costs in excess of the 20% construction budget cap. Scope exclusions for the Leeds Elementary School also include bell tower painting.

³ 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.

⁴ Includes eligible and ineligible owner’s and construction contingency.

⁵ 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.”

⁶ 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 \$930,304; however, the District may be eligible for up to an additional \$42,429 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 \$972,732 for the Project Funding Agreement for a partial roof replacement project at the Leeds Elementary School and a partial roof replacement project at the R.K. Finn Ryan Road Elementary School.