

District: Town of Hudson  
 School Name: Mulready Elementary School  
 Recommended Category: Project Funding Agreement  
 Date: March 18, 2015

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Hudson for a partial roof replacement project at the Mulready Elementary School.

<b>District Info</b>	
District Name	Town of Hudson
Elementary Schools	C.A. Farley Elementary School (PK-4) Forest Avenue Elementary School (K-4) Mulready Elementary School (PK-4)
Middle School	David J. Quinn Middle School (5-7)
High School	Hudson High School (8-12)
Priority School Name	Mulready Elementary School
Type of School	Elementary School
Grades Served	PK-4
Year Opened	1965
Existing Square Footage	39,720
Additions	N/A
Building Issues	Roof
2014-2015 Enrollment	280

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	June 4, 2014
Project Funding Agreement Authorization	On March 25, 2015 Board agenda
Reimbursement Rate	54.16%

<b>Consultants</b>	
Owner's Project Manager	Atlantic Construction & Management, 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, recommends a partial roof replacement project. 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 \$1,499,558 which

includes a construction cost of \$1,143,284. Construction costs include:

- \$16.57/sf for EPDM roof
- \$496,177 for demolition, abatement, and associated costs

<b>Project Funding Agreement</b>	
Enrollment: 280	District's Proposed Project Budget
Total Square Feet: 39,720	
Project Budget <sup>1</sup>	\$1,373,709
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$1,768
Estimated Basis of Total Facilities Grant	\$1,371,941
Reimbursement Rate	54.16%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$743,043
Project contingencies <sup>4</sup>	\$125,849
Potentially eligible owner's and construction contingencies	\$61,773
Potential additional grant funds for eligible owner's and construction contingency expenditures <sup>5</sup>	\$33,456
Total Project Budget	\$1,499,558
Maximum Total Facilities Grant <sup>6</sup>	\$776,500

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

<sup>2</sup> Scope exclusions/ineligible costs include construction contingency in excess of the 5% construction budget cap, owner's contingency in excess of the 2% soft cost cap, and soft costs that exceed 20% of the construction budget.

<sup>3</sup> 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 \$743,043; however, the District may be eligible for up to an additional \$33,456 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 \$776,500 for the Project Funding Agreement for a partial roof replacement project at the Mulready Elementary School.