

District: Town of Carver
 School Name: Carver Middle-High School
 Recommended Category: Project Funding Agreement
 Date: November 2, 2016

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Carver for a roof, partial window and door, and boiler replacement project at the Carver Middle-High School.

| District Info | |
|-------------------------|----------------------------------|
| District Name | Town of Carver |
| Elementary Schools | Carver Elementary School (PK-5) |
| Middle School | N/A |
| High School | Carver Middle-High School (6-12) |
| Priority School Name | Carver Middle-High School |
| Type of School | Middle-High School |
| Grades Served | 6-12 |
| Year Opened | 1987 |
| Existing Square Footage | 165,842 |
| Additions | 1997: Addition |
| Building Issues | Roof/Windows/Doors/Boilers |
| 2015-2016 Enrollment | 834 |

| MSBA Votes | |
|---|----------------------------------|
| Invitation to Participate in the Accelerated Repair Program | May 25, 2016 |
| Project Funding Agreement Authorization | On November 9, 2016 Board agenda |
| Reimbursement Rate | 57.74% |

| Consultants | |
|-------------------------------------|----------------------------------|
| Owner’s Project Manager (the “OPM”) | Leftfield LLC |
| Designer | Johnson Roberts 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, Johnson Roberts Associates, Inc., recommends roof replacement, partial window and door replacement, and boiler replacement. The Designer has confirmed that the roof, window and door, and boiler replacement project 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 \$5,608,559, which

includes a construction cost of \$4,735,668, combining \$3,422,031 for the roof replacement, \$835,419 for the partial window and door replacement, and \$478,218 for the boiler replacement. Construction costs include:

- \$2,404,425 (\$20.17/sf) for the polyvinyl chloride (“PVC”) roof
- \$159,854 to remove and reinstall rooftop equipment
- \$96,875 to remove and replace air cooled condensing units (ineligible for reimbursement)
- \$113,205 to replace roof drains
- \$647,672 for demolition and other associated roof replacement work

- \$644,066 (\$140.69/sf) for the aluminum windows
- \$191,353 for exterior doors

- \$362,132 for installation of three boilers
- \$116,086 for demolition and other associated boiler replacement work

| Project Funding Agreement | |
|--|---------------------|
| Enrollment: 834 | District’s Proposed |
| Total Square Feet: 165,842 | Project Budget |
| Project Budget ¹ | \$5,348,098 |
| Scope Exclusions/Ineligible Costs ² | \$588,904 |
| Estimated Basis of Total Facilities Grant | \$4,759,194 |
| Reimbursement Rate | 57.74% |
| Estimated Maximum Total Facilities Grant ³ | \$2,747,959 |
| | |
| Project contingencies ⁴ | \$260,461 |
| Potentially eligible owner’s and construction contingencies | \$260,461 |
| Potential additional grant funds for eligible owner’s and construction contingency expenditures ⁵ | \$150,390 |
| | |
| Total Project Budget | \$5,608,559 |
| Maximum Total Facilities Grant ⁶ | \$2,898,349 |

¹ Does not include owner’s or construction contingencies.

² Scope exclusions/ineligible costs include removal and replacement of air cooled condensing units as well as the replacement of the roof of the 1997 Addition, which has not reached the 20-year service life required for eligibility in the Accelerated Repair Program.

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 and is subject to MSBA review and audit.

⁴ Includes eligible 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 keeping with its policies for the determination

of eligibility. 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 \$2,747,959; however, the District may be eligible for up to an additional \$150,390 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 \$2,898,349 for the Project Funding Agreement for a roof, partial window and door, and boiler replacement project at the Carver Middle-High School.