

District: Town of Deerfield
 School Name: Deerfield Elementary School
 Recommended Category: Project Funding Agreement
 Date: January 20, 2016

Recommendation

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

District Info	
District Name	Town of Deerfield
Elementary School	Deerfield Elementary School (PK-6)
Middle School	N/A
High School	N/A
Priority School Name	Deerfield Elementary School
Type of School	Elementary School
Grades Served	PK-6
Year Opened	1992
Existing Square Footage	61,500
Additions	N/A
Building Issues	Roof
2014-2015 Enrollment	437

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 3, 2015
Project Funding Agreement Authorization	On January 27, 2016 Board agenda
Reimbursement Rate	52.06%

Consultants	
Owner’s Project Manager (“OPM”)	Pinck & Co., Inc.
Designer	Raymond Design 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, Raymond Design Associates, recommends a roof replacement project at the Deerfield Elementary School. 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 \$2,968,985, which includes a construction cost of \$2,341,276. Construction costs include:

- \$1,482,612 (\$18.97/sq. ft.) for the fiberglass shingles roof
- \$84,419 (\$18.97/sf) for the ethylene propylene diene terpolymer (“EPDM”) roof

- \$134,038 for new air conditioning condensing units and associated HVAC work
- \$45,302 for lightning protection system
- \$594,905 for demolition and other associated roof work

The District proposed an add alternate for the following scope of work. The District may consider the add alternate if the construction bids come in lower than the estimated Construction Budget shown in the Total Project Budget.

- \$192,287 for an additional one inch of insulation for the roof deck

Project Funding Agreement	
Enrollment: 437 Total Square Feet: 61,500	District's Proposed Project Budget
Project Budget ¹	\$2,723,151
Scope Exclusions/Ineligible Costs ²	\$63,970
Estimated Basis of Total Facilities Grant	\$2,659,181
Reimbursement Rate	52.06%
Estimated Maximum Total Facilities Grant ³	\$1,384,370
Project contingencies ⁴	\$245,834
Potentially eligible owner's and construction contingencies	\$128,770
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$67,038
Total Project Budget	\$2,968,985
Maximum Total Facilities Grant ⁶	\$1,451,407

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include costs associated with the replacement of two air conditioning condensing units, the replacement of roofing for a detached maintenance garage, and construction contingency in excess of the 5% construction budget cap.

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 \$1,384,370; however, the District may be eligible for up to an additional \$67,038 in grant funds, subject to the MSBA's review and audit of the owner's and construction contingency expenditures. Accordingly, MSBA staff recommends a Maximum Total Facilities Grant of \$1,451,407 for the Project Funding Agreement for a roof replacement project at the Deerfield Elementary School.