

District: City of Leominster
 School Name: Johnny Appleseed 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 City of Leominster for a roof replacement and partial window/door replacement project at the Johnny Appleseed Elementary School.

District Info	
District Name	City of Leominster
Elementary Schools	Bennett School (PK) Lincoln School (PK) Fall Brook Elementary School (K-5) Johnny Appleseed Elementary School (K-5) Northwest Elementary School (K-5) Priest Street School (K) Frances Drake Elementary School (K-5)
Middle School	Samoset Middle School (6-8) Sky View Middle School (6-8)
High School	Center For Technical Education Innovation (9-12) Leominster Center for Excellence (9-10) Leominster High School (9-12)
Priority School Name	Johnny Appleseed Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1959
Existing Square Footage	91,737
Additions	1999: Addition
Building Issues	Roof/Windows/Doors
2014-2015 Enrollment	687

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 3, 2016
Project Funding Agreement Authorization	On January 27, 2015 Board agenda
Reimbursement Rate	72.59%

Consultants	
Owner's Project Manager ("OPM")	NETCO Construction Project Managers, Inc.
Designer	Habeeb & Associates Architects, 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, Habeeb & Associates Architects, Inc., recommends a roof replacement and a partial window/door replacement project at the Johnny Appleseed Elementary School. The Designer has confirmed that the roof and the windows/doors 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 \$3,878,682, which includes a construction cost of \$3,168,446 (\$2,754,985 for the roof replacement and \$413,462 for the partial window/door replacement). Construction costs include:

- \$1,580,104 (\$24.63/sq. ft.) for polyvinyl chloride (“PVC”) roof
- \$113,127 (\$24.35/sq. ft.) for architectural shingles
- \$174,872 for plumbing and HVAC scope including the reinstall and replacement of rooftop air conditioning units
- \$886,882 for demolition and other associated roof replacement work
- \$212,388 (\$120.40/sq. ft.) for the aluminum windows
- \$9,384 for exterior doors
- \$191,690 for other associated window/door replacement work

Project Funding Agreement	
Enrollment: 687	District’s Proposed Project Budget
Total Square Feet: 91,737	
Project Budget ¹	\$3,561,466
Scope Exclusions/Ineligible Costs ²	\$56,000
Estimated Basis of Total Facilities Grant	\$3,505,466
Reimbursement Rate	72.59%
Estimated Maximum Total Facilities Grant ³	\$2,544,618
Project contingencies ⁴	\$317,216
Potentially eligible owner’s and construction contingencies	\$174,264
Potential additional grant funds for eligible owner’s and construction contingency expenditures ⁵	\$126,498
Total Project Budget	\$3,878,682
Maximum Total Facilities Grant ⁶	\$2,671,116

¹ Does not include owner’s or construction contingencies.

² Scope exclusions/ineligible costs include work related to replacing rooftop air conditioning units, construction contingency in excess of the 5% construction budget cap, and owner’s contingency in excess of the 0.5% 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 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 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 \$2,544,618; however, the District may be eligible for up to an additional \$126,498 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 \$2,671,116 for the Project Funding Agreement for a roof replacement and a partial window/door replacement project at the Johnny Appleseed Elementary School.