

District: Town of Middleborough
 School Name: Memorial Early Childhood Center
 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 Middleborough for a partial roof replacement project at the Memorial Early Childhood Center.

District Info	
District Name	Town of Middleborough
Elementary Schools	Lincoln D. Lynch School (PK–K) Memorial Early Childhood Center (PK–K) Mary K. Goode Elementary School (1–2) Henry Burkland Elementary School (3–5)
Middle School	John T. Nichols Middle School (6–8)
High School	Middleborough High School (9–12)
Priority School Name	Memorial Early Childhood Center
Type of School	Elementary School
Grades Served	PK–K
Year Opened	1927
Existing Square Footage	86,808
Additions	2007: Renovation
Building Issues	Roof
2014-2015 Enrollment	259

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	56.26%

Consultants	
Owner’s Project Manager (“OPM”)	Architectural Consulting Group, LLC
Designer	Knight, Bagge & Anderson, 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, Knight, Bagge & Anderson, Inc., recommends a partial roof replacement project at the Memorial Early Childhood Center. 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 \$1,164,255, which includes a construction cost of \$891,117. Construction costs include:

- \$342,503 (\$43.07/ sq. ft.) for the slate shingle roof
- \$10,875 (\$107.67/ sq. ft.) for the slate shingle roof (101 sq. ft. of dormer walls)
- \$185,083 (\$21.53/ sq. ft.) for the ethylene propylene diene terpolymer (“EPDM”) roof
- \$352,656 for demolition and other associated roof work

Project Funding Agreement	
Enrollment: 259	District’s Proposed Project Budget
Total Square Feet: 86,808	
Project Budget ¹	\$1,090,157
Scope Exclusions/Ineligible Costs ²	\$71,488
Estimated Basis of Total Facilities Grant	\$1,018,669
Reimbursement Rate	56.26%
Estimated Maximum Total Facilities Grant ³	\$573,103
Project contingencies ⁴	\$74,098
Potentially eligible owner’s and construction contingencies	\$49,012
Potential additional grant funds for eligible owner’s and construction contingency expenditures ⁵	\$27,574
Total Project Budget	\$1,164,255
Maximum Total Facilities Grant ⁶	\$600,677

¹ Does not include owner’s or construction contingencies.

² Scope exclusions/ineligible costs include the estimated cost of slate shingles exceeding the reimbursement cap of \$35/sq. ft. for the roof replacement, 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 \$573,103; however, the District may be eligible for up to an additional \$27,574 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 \$600,677 for the Project Funding Agreement for a partial roof replacement project at the Memorial Early Childhood Center.