

District: Town of North Reading  
 School Name: E. Ethel Little 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 North Reading for a partial roof replacement project at the E. Ethel Little School.

<b>District Info</b>	
District Name	Town of North Reading
Elementary Schools	E. Ethel Little School (PK-5) J. Turner Hood School (PK-5) L. D. Batchelder School (K-5)
Middle School	North Reading Middle School (6-8)
High School	North Reading High School (9-12)
Priority School Name	E. Ethel Little School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1955
Existing Square Footage	48,000
Additions	1968,1997
Building Issues	Roof
2014-2015 Enrollment	331

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	June 3, 2015
Project Funding Agreement Authorization	On January 27, 2016 Board agenda
Reimbursement Rate	46.58%

<b>Consultants</b>	
Owner’s Project Manager (“OPM”)	Compass Project Management
Designer	HAKS Engineers, P.C.

**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, HAKS Engineers, P.C., recommends a partial roof replacement project at the E. Ethel Little 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 \$1,793,967, which includes a construction cost of \$1,414,932. Construction costs include:

- \$1,029,683 (\$25.51/sq. ft.) for the styrene-butadiene-styrene (“SBS”) roof
- \$19,932 for the repair to existing skylights scheduled to remain
- \$365,317 for demolition and other associated roof work

<b>Project Funding Agreement</b>	
Enrollment: 331	District’s Proposed Project Budget
Total Square Feet: 48,000	
Project Budget <sup>1</sup>	\$1,686,982
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$17,305
Estimated Basis of Total Facilities Grant	\$1,669,677
Reimbursement Rate	46.58 %
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$777,736
Project contingencies <sup>4</sup>	\$106,985
Potentially eligible owner’s and construction contingencies	\$77,822
Potential additional grant funds for eligible owner’s and construction contingency expenditures <sup>5</sup>	\$36,249
Total Project Budget	\$1,793,967
Maximum Total Facilities Grant <sup>6</sup>	\$813,985

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

<sup>2</sup> Scope exclusions/ineligible costs include the estimated cost of the repair to existing-to-remain skylights, construction contingency in excess of the 5% construction budget cap, and owner’s contingency in excess of the 0.5% construction budget cap.

<sup>3</sup> 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.

<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 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 \$777,736; however, the District may be eligible for up to an additional \$36,249 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 \$813,985 for the Project Funding Agreement for a partial roof replacement project at the E. Ethel Little Elementary School.