

District: Town of West Bridgewater  
 School Name: Spring Street 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 West Bridgewater for a roof replacement project at the Spring Street Elementary School.

<b>District Info</b>	
District Name	Town of West Bridgewater
Elementary Schools	Howard Elementary School (4–6) Rose L. Macdonald Elementary School (1–3)
Middle/High School	West Bridgewater Middle-Senior High School (7–12)
Priority School Name	Spring Street Elementary School (PK–K)
Type of School	Elementary School
Grades Served	PK–K
Year Opened	1958
Existing Square Footage	28,000
Additions	2002 – Addition to Media Center and Administration
Building Issues	Roof
2014-2015 Enrollment	128

<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	52.69%

<b>Consultants</b>	
Owner’s Project Manager (“OPM”)	Potomac Capital Advisors
Designer	Tai Soo Kim Partners, LLC

**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, Tai Soo Kim Partners, LLC, recommends a roof replacement project at the Spring Street 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 \$1,339,458, which includes a construction cost of \$1,107,449. Construction costs include:

- \$692,373 (\$23.95/sq. ft.) for the ethylene propylene diene terpolymer (“EPDM”) roof
- \$104,737 for replacement of the perimeter parapet wall
- \$310,339 for demolition and other associated roof work

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

- \$47,035 to substitute thermoplastic polyolefin (“TPO”) roofing in lieu of EPDM roofing
- \$33,878 to re-roof the entry canopy with TPO

<b>Project Funding Agreement</b>	
Enrollment: 128	District’s Proposed
Total Square Feet: 28,000	Project Budget
Project Budget <sup>1</sup>	\$1,278,549
Scope Exclusions/Ineligible Costs	\$0
Estimated Basis of Total Facilities Grant	\$1,278,549
Reimbursement Rate	52.69%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$673,667
Project contingencies <sup>3</sup>	\$60,909
Potentially eligible owner’s and construction contingencies	\$60,909
Potential additional grant funds for eligible owner’s and construction contingency expenditures <sup>4</sup>	\$32,093
Total Project Budget	\$1,339,458
Maximum Total Facilities Grant <sup>5</sup>	\$705,760

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

<sup>2</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>3</sup> Includes eligible owner’s and construction contingency.

<sup>4</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>5</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 \$673,667; however, the District may be eligible for up to an additional \$32,093 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 \$705,760 for the Project Funding Agreement for a roof replacement project at the Spring Street Elementary School.