

District: Town of Ludlow  
 School Name: East Street Elementary School  
 Recommended Category: Project Funding Agreement  
 Date: March 23, 2016

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Ludlow for a partial roof and boiler replacement project at the East Street Elementary School.

<b>District Info</b>	
District Name	Town of Ludlow
Elementary Schools	Chapin Street Elementary School (2-3) East Street Elementary School (PK-1) Veterans Park Elementary (4-5)
Middle School	Paul R. Baird Middle School (6-8)
High School	Ludlow High School (9-12)
Priority School Name	East Street Elementary School
Type of School	Elementary School
Grades Served	PK-1
Year Opened	1921
Existing Square Footage	73,219
Additions	1959, 1989
Building Issues	Roof, Boilers
2015-2016 Enrollment	362

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	June 3, 2015
Project Funding Agreement Authorization	On March 30, 2016 Board agenda
Reimbursement Rate	58.37%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	STV Construction, Inc. (dba STV/DPM)
Designer	Johnson Roberts Associates, 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, Johnson Roberts Associates, Inc., recommends a partial roof replacement project and boiler replacement project. The Designer has confirmed that the roof and boiler 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 \$3,083,853 which includes a construction cost of \$2,566,953. Construction costs include:

- \$961,179 (\$19.91/sq. ft.) for the polyvinyl chloride (“PVC”) roof
- \$101,381 for associated masonry repointing and thru flashing work
- \$541,708 for demolition and other associated roof replacement work
  
- \$150,291 for installation of two boilers
- \$260,359 for demolition and other associated boiler replacement work
  
- \$552,035 for ADA compliance upgrades resulting from the estimated cost of the base scope exceeding 30% of the full and fair cash value of the building (ineligible for reimbursement)

<b>Project Funding Agreement</b>	
Enrollment: 362	District’s Proposed Project Budget
Total Square Feet: 73,219	
Project Budget <sup>1</sup>	\$2,936,853
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$662,797
Estimated Basis of Total Facilities Grant	\$2,274,056
Reimbursement Rate	58.37%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$1,327,366
Project contingencies <sup>4</sup>	\$147,000
Potentially eligible owner’s and construction contingencies	\$140,348
Potential additional grant funds for eligible owner’s and construction contingency expenditures <sup>5</sup>	\$81,921
Total Project Budget	\$3,083,853
Maximum Total Facilities Grant <sup>6</sup>	\$1,409,287

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

<sup>2</sup> Scope exclusions/ineligible costs include construction contingency in excess of the 5% construction budget cap and costs associated with ADA compliance upgrades resulting from the estimated cost of the base scope exceeding 30% of the full and fair cash value of the building.

<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 \$1,327,366; however, the District may be eligible for up to an additional \$81,921 in grant funds,

subject to the MSBA's review and audit of the District's owner's and construction contingency expenditures. Accordingly, staff recommends a Maximum Total Facilities Grant of \$1,409,287 for the Project Funding Agreement for a partial roof and boiler replacement project at the East Street Elementary School.