

District: Town of Wareham
 School Name: John W. Decas 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 Wareham for a partial roof and boiler replacement project at the John W. Decas Elementary School.

District Info	
District Name	Town of Wareham
Elementary Schools	Minot Forest Elementary School (PK, 3-4) John W. Decas Elementary School (K-2)
Middle School	Wareham Middle School (5-8)
High School	Wareham Cooperative Junior/Senior High School (8-12) West Academy (8-11) Wareham Senior High School (9-12)
Priority School Name	John W. Decas Elementary School
Type of School	Elementary School
Grades Served	K-2
Year Opened	1969
Existing Square Footage	68,028
Additions	N/A
Building Issues	Roof, Boilers
2015-2016 Enrollment	645

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 3, 2015
Project Funding Agreement Authorization	On March 30, 2016 Board agenda
Reimbursement Rate	70.10%

Consultants	
Owner’s Project Manager (the “OPM”)	Colliers International
Designer	ICON Architecture, 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, ICON Architecture, Inc., recommends a partial roof and boiler replacement project. The Designer has confirmed that the roof and boilers 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 \$2,524,581 which includes a construction cost of \$2,019,034, combining \$1,260,454 for the partial roof replacement and \$758,580 for the boiler replacement. Construction costs include:

- \$727,249 (\$34.63/sq. ft.) for the standing seam polyvinyl chloride (“PVC”) roof
- \$72,725 for the tectum panel replacement
- \$460,480 for demolition and other associated roof replacement work
- \$325,059 for boiler replacement
- \$82,400 for work associated with the installation of the new emergency generator (ineligible for reimbursement)
- \$351,121 for demolition and other associated boiler replacement work

Project Funding Agreement	
Enrollment: 645	District’s Proposed Project Budget
Total Square Feet: 68,028	
Project Budget ¹	\$2,413,534
Scope Exclusions/Ineligible Costs ²	\$82,400
Estimated Basis of Total Facilities Grant	\$2,331,134
Reimbursement Rate	70.10%
Estimated Maximum Total Facilities Grant ³	\$1,634,125
Project contingencies ⁴	\$111,047
Potentially eligible owner’s and construction contingencies	\$111,047
Potential additional grant funds for eligible owner’s and construction contingency expenditures ⁵	\$77,844
Total Project Budget	\$2,524,581
Maximum Total Facilities Grant ⁶	\$1,711,969

¹ Does not include owner’s or construction contingencies.

² Scope exclusions/ineligible costs represent costs associated with the installation of the new emergency generator.

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 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 \$1,634,125; however, the District may be eligible for up to an additional \$77,844 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 \$1,711,969 for the Project Funding Agreement for a partial roof and boiler replacement project at the John W. Decas Elementary School.