

District: Town of Wrentham  
 School Name: Delaney Vogel 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 Wrentham for a partial roof replacement project at the Delaney Vogel School.

<b>District Info</b>	
District Name	Town of Wrentham
Elementary Schools	Delaney Vogel School (PK-3) Charles E. Roderick School (4-6)
Middle School	N/A
High School	N/A
Priority School Name	Delaney Vogel School
Type of School	Elementary School
Grades Served	PK-3
Year Opened	1956
Existing Square Footage	89,300
Additions	1963, 1997, 2003
Building Issues	Roof
2015-2016 Enrollment	616

<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	46.58%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	P-Three, Inc.
Designer	Turowski2 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, Turowski2 Architecture, Inc., recommends a partial roof replacement project. 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 \$1,795,475 which includes a construction cost of \$1,454,199. Construction costs include:

- \$322,849 (\$11.68/sq. ft.) for the asphalt shingle roof
- \$561,776 (\$22.71/sq. ft.) for the polyvinyl chloride (“PVC”) roof
- \$124,767 for masonry at roof
- \$112,975 for site work and sub-grade drainage system to support the roof (ineligible for reimbursement)
- \$331,832 for demolition and other associated roof replacement work

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

- \$168,853 for replacement of a section of Roof #1
- \$53,210 for replacement of Roof #2
- \$11,043 for replacement of windows at the South Wall Roof

<b>Project Funding Agreement</b>	
Enrollment: 616	District’s Proposed Project Budget
Total Square Feet: 89,300	
Project Budget <sup>1</sup>	\$1,715,494
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$112,975
Estimated Basis of Total Facilities Grant	\$1,602,519
Reimbursement Rate	46.58%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$746,453
Project contingencies <sup>4</sup>	\$79,981
Potentially eligible owner’s and construction contingencies	\$79,981
Potential additional grant funds for eligible owner’s and construction contingency expenditures <sup>5</sup>	\$37,255
Total Project Budget	\$1,795,475
Maximum Total Facilities Grant <sup>6</sup>	\$783,708

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

<sup>2</sup> Scope exclusions/ineligible costs include costs associated with site work and sub-grade drainage system to support the roof.

<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 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 \$746,453; however, the District may be eligible for up to an additional \$37,255 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 \$783,708 for the Project Funding Agreement for a partial roof replacement project at the Delaney Vogel School.