

District: Town of Westford  
 School Name: Abbot School  
 Recommended Category: Project Funding Agreement  
 Date: December 6, 2017

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Westford for a partial roof replacement project at the Abbot Elementary School.

<b>District Info</b>	
District Name	Town of Westford
Elementary Schools	Millennium Integrated Preschool (PK) Col. John Robinson Elementary School (K-2) Nabnasset Elementary School (K-2) Rita E. Miller Elementary School (K-2) Abbot Elementary School (3-5) Day Elementary School (3-5) John A. Crisafulli Elementary School (3-5)
Middle School	Blanchard Middle School (6-8) Stony Brook School (6-8)
High School	Westford Academy (9-12)
Priority School Name	Abbot School
Type of School	Elementary School
Grades Served	K-2
Year Opened	1955
Existing Square Footage	56,816
Additions	1973,1992
Building Issues	Roof
2016-2017 Enrollment	356

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	May 12, 2017
Project Funding Agreement Authorization	On December 13, 2017 Board agenda
Reimbursement Rate	44.48%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	LeftField, LLC
Designer	Raymond Design Associates

**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, Raymond Design Associates, recommends a roof replacement at

the Abbot School. The Designer has confirmed that the roof replacement will be in compliance with the MSBA’s sustainability requirements.

MSBA staff reviewed the consultants’ existing conditions analysis and proposed schedule that were provided by the District. Also, MSBA staff discussed the scope and budget with the District and its consultants. The District has provided a Total Project Budget of \$3,066,442, which includes a construction cost of \$2,399,102. Construction costs include:

- \$851,302 (\$27.56/sf) for the installation of a new ethylene propylene diene terpolymer (“EPDM”) membrane roof (\$280,504 ineligible for reimbursement due to system age exceeding 30 years)
- \$545,096 (\$33.60) for the installation of a new asphalt shingle roof
- \$142,843 for masonry at through-wall flashing
- \$64,600 for sheet metal flashing and snow guards
- \$21,094 for skylights
- \$26,037 for plumbing
- \$6,460 for new chimney flue and cap (ineligible for reimbursement)
- \$131,044 for work associated with the cupola (\$24,209 ineligible for reimbursement due to repairs for the copper cap)
- \$36,470 for new ACT ceiling at area E (Cafeteria) required to access the roof deck
- \$50,039 for ductwork insulation and electrical work (ineligible for reimbursement)
- \$32,201 for HVAC disconnect and reconnect
- \$491,916 for demolition and other associated roof replacement work

<b>Project Funding Agreement</b>	
Enrollment: 356	District’s Proposed
Total Square Feet: 56,816	Project Budget
Project Budget <sup>1</sup>	\$2,766,602
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$361,212
Estimated Basis of Total Facilities Grant	\$2,405,390
Reimbursement Rate	44.48%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$1,069,917
Project contingencies <sup>4</sup>	\$299,840
Potentially eligible owner’s and construction contingencies	\$112,084
Potential additional grant funds for eligible owner’s and construction contingency expenditures <sup>5</sup>	\$49,855
Total Project Budget	\$3,066,442
Maximum Total Facilities Grant <sup>6</sup>	\$1,119,772

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

<sup>2</sup> Scope exclusions/ineligible costs include scope with less than 30 years of service life, chimney flue work, costs associated with the copper cupola cap, ductwork insulation and electrical work.

*Scope exclusions/ineligible costs do not include ineligible 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 in accordance 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 \$1,069,917; however, the District may be eligible for up to an additional \$49,855 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 \$1,119,772 for the Project Funding Agreement for a partial roof replacement project at the Abbot School.