

District: Town of Auburn
 School Name: Pakachoag Elementary School
 Recommended Category: Project Funding Agreement
 Date: February 8, 2017

Recommendation

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

| District Info | |
|-------------------------|--|
| District Name | Town of Auburn |
| Elementary Schools | Bryn Mawr Elementary School (K-2) Pakachoag Elementary School (K-2) Swanson Road Intermediate School (3-5) |
| Middle School | Auburn Middle School (6-8) |
| High School | Auburn Senior High School (PK, 9-12) |
| Priority School Name | Pakachoag Elementary School |
| Type of School | Elementary School |
| Grades Served | K-2 |
| Year Opened | 1926 |
| Existing Square Footage | 26,500 |
| Additions | Additions in 1961 and 2000 |
| Building Issues | Roof |
| 2015-2016 Enrollment | 253 students |

| MSBA Votes | |
|---|-----------------------------------|
| Invitation to Participate in the Accelerated Repair Program | May 25, 2016 |
| Project Funding Agreement Authorization | On February 15, 2017 Board agenda |
| Reimbursement Rate | 54.16% |

| Consultants | |
|-------------------------------------|--------------------------|
| Owner’s Project Manager (the “OPM”) | Hill International, Inc. |
| Designer | CGKV Architects, 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, CGKV Architects, Inc., recommends a roof replacement project at the Pakachoag 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 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 \$958,492, which includes a construction cost of \$619,654. Construction costs include:

- \$291,414 (\$15.46/sf) for the polyvinyl chloride (“PVC”) roof
- \$45,950 to replace exhaust fans and associated equipment (ineligible for reimbursement)
- \$101,624 for edge blocking and roof level masonry work \$180,666 for demolition, abatement and other associated roof replacement work

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

- \$23,452 for the substitution of 80 Mil. PVC in lieu of 60 Mil. PVC.

| Project Funding Agreement | |
|--|---------------------|
| Enrollment: 253 students | District’s Proposed |
| Total Square Feet: 26,500 | Project Budget |
| Project Budget ¹ | \$892,492 |
| Scope Exclusions/Ineligible Costs ² | \$98,595 |
| Estimated Basis of Total Facilities Grant | \$793,897 |
| Reimbursement Rate | 54.16% |
| Estimated Maximum Total Facilities Grant ³ | \$429,975 |
| | |
| Project contingencies ⁴ | \$66,000 |
| Potentially eligible owner’s and construction contingencies | \$34,081 |
| Potential additional grant funds for eligible owner’s and construction contingency expenditures ⁵ | \$18,458 |
| | |
| Total Project Budget | \$958,492 |
| Maximum Total Facilities Grant ⁶ | \$448,433 |

¹ Does not include owner’s or construction contingencies.

² Scope exclusions/ineligible costs include costs associated with Modular classrooms, costs associated with new exhaust fans, and soft costs that exceed 20% of the construction budget cap. The Scope Exclusions/Ineligible Costs do not include ineligible construction contingency and ineligible owner’s contingency amounts.

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 and ineligible owner’s contingency 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 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 \$429,975; however, the District may be eligible for up to an additional \$18,458 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 \$448,433 for the Project Funding Agreement for a roof replacement project at the Pakachoag Elementary School.