

District: Town of Canton  
 School Name: Lt. Peter M. Hansen 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 Canton for a roof replacement project at the Lt. Peter M. Hansen Elementary School.

<b>District Info</b>	
District Name	Town of Canton
Elementary Schools	Rodman Early Childhood Center (PK) Dean S. Luce Elementary School (K-5) John F. Kennedy Elementary School (K-5) Lt. Peter M. Hansen Elementary School (K-5)
Middle School	William H. Galvin Middle School (6-8)
High School	Canton High School (9-12)
Priority School Name	Lt. Peter M. Hansen Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1968
Existing Square Footage	64,490
Additions	N/A
Building Issues	Roof
2015-2016 Enrollment	447

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	May 25, 2016
Project Funding Agreement Authorization	On February 15, 2017 Board agenda
Reimbursement Rate	44.48%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Watermark Environmental, Inc.
Designer	Kaestle Boos 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, Kaestle Boos Associates, Inc., recommends a roof replacement project at the Lt. Peter M. Hansen 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 \$1,740,000, which includes a construction cost of \$1,415,900. Construction costs include:

- \$737,472 for the installation of a new ethylene propylene diene terpolymer (“EPDM”) membrane roof
- \$87,500 for masonry repointing and cleaning
- \$70,000 for new roof drains and plumbing demolition
- \$51,592 for the disconnect and reconnect of HVAC equipment
- \$469,336 for demolition and other associated roof replacement work

<b>Project Funding Agreement</b>	
Enrollment: 447	District’s Proposed
Total Square Feet: 64,490	Project Budget
Project Budget <sup>1</sup>	\$1,664,250
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$20,934
Estimated Basis of Total Facilities Grant	\$1,643,316
Reimbursement Rate	44.48%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$730,947
Project contingencies <sup>4</sup>	\$75,750
Potentially eligible owner’s and construction contingencies	\$75,750
Potential additional grant funds for eligible owner’s and construction contingency expenditures <sup>5</sup>	\$33,694
Total Project Budget	\$1,740,000
Maximum Total Facilities Grant <sup>6</sup>	\$764,641

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

<sup>2</sup> Scope exclusions/ineligible costs include legal fees and acoustical ceiling tiles. Scope exclusions/ineligible costs do not include ineligible construction contingency and owner’s contingency.

<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 \$730,947; however, the District may be eligible for up to an additional \$33,694 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 \$764,641 for the Project Funding Agreement for a roof replacement project at the Lt. Peter M. Hansen Elementary School.