

District: City of Gloucester  
 School Name: Gloucester High 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 City of Gloucester for a roof replacement project at the Gloucester High School.

<b>District Info</b>	
District Name	City of Gloucester
Elementary Schools	Gloucester PreSchool (PK) Beeman Memorial Elementary School (K-5) East Gloucester Elementary School (K-5) Plum Cove Elementary School (K-5) Veterans Memorial Elementary School (K-5) West Parish Elementary School (K-5)
Middle School	Ralph B. O'Maley Middle School (6-8)
High School	Gloucester High School (9-12)
Priority School Name	Gloucester High School
Type of School	High School
Grades Served	9-12
Year Opened	1939
Existing Square Footage	246,326
Additions	1970: Addition 1990: Addition
Building Issues	Roof
2015-2016 Enrollment	865

<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	58.19%

<b>Consultants</b>	
Owner's Project Manager (the "OPM")	P-Three, Inc.
Designer	Baker/Wohl 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, Baker/Wohl Architects, Inc., recommends a roof replacement project at the Gloucester High 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 \$4,942,950 which includes a construction cost of \$4,229,171. Construction costs include:

- \$1,097,133 (\$17.76/sf) for the polyvinyl chloride (“PVC”) roof at Roofs A, B, C and E
- \$1,387,841 (\$17.76/sf) for the PVC roof at Roofs D, F, G, H, J, K, and L (ineligible for reimbursement per 20-year service life requirement)
- \$91,340 for masonry and patching at through wall flashing
- \$94,861 for miscellaneous metals
- \$266,906 for wood blocking and metal roof edge
- \$176,829 for a new roof hatch and walk way pads
- \$97,646 for new skylights
- \$178,284 for plumbing
- \$331,763 for HVAC disconnect and reconnect
- \$122,668 for electrical disconnect and reconnect
- \$383,900 for demolition 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.

- \$315,044 for standing seam metal roof in lieu of PVC

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

- \$84,084 for new curbs for existing skylights in lieu of new skylights

<b>Project Funding Agreement</b>	
Enrollment: 865	District’s Proposed
Total Square Feet: 246,326	Project Budget
Project Budget <sup>1</sup>	\$4,710,345
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$1,387,841
Estimated Basis of Total Facilities Grant	\$3,322,504
Reimbursement Rate	58.19%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$1,933,365
Project contingencies <sup>4</sup>	\$232,605
Potentially eligible owner’s and construction contingencies	\$232,605
Potential additional grant funds for eligible owner’s and construction contingency expenditures <sup>5</sup>	\$135,353
<b>Total Project Budget</b>	<b>\$4,942,950</b>

Maximum Total Facilities Grant <sup>6</sup>	\$2,068,718
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<sup>1</sup> Does not include owner's or construction contingencies.

<sup>2</sup> Scope exclusions/ineligible costs include the replacement of the 2005 roof area which has not reached the 20-year service life required for eligibility in the Accelerated Repair Program. 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 \$1,933,365; however, the District may be eligible for up to an additional \$135,353 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 \$2,068,718 for the Project Funding Agreement for a roof replacement project at the Gloucester High School.