

District: Town of Halifax  
 School Name: Halifax 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 Halifax for a roof, window, and door replacement project at the Halifax Elementary School.

<b>District Info</b>	
District Name	Town of Halifax
Elementary School	Halifax Elementary School (K-6)
Middle School	N/A
High School	N/A
Priority School Name	Halifax Elementary School
Type of School	Elementary School
Grades Served	K-6
Year Opened	1960
Existing Square Footage	89,000
Additions	Addition/renovation in 1993
Building Issues	Roof/Windows/Doors
2015-2016 Enrollment	545 students

<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	56.26%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	The Vertex Companies, Inc.
Designer	Habeeb & Associates 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, Habeeb & Associates Architects, Inc., recommends a roof, window, and door replacement project. The Designer has confirmed that the roof, windows, and doors 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 \$7,262,124, which includes a construction cost of \$6,209,197. Construction costs include:

- \$1,295,369 (\$19.49/sf) for the Asphalt Shingle roof
- \$597,781 (\$20.51/sf) for the polyvinyl chloride (“PVC”) roof
- \$30,000 for courtyard tree removal and below grade drainage piping (ineligible for reimbursement)
- \$798,516 for demolition, abatement, and other associated roof replacement work
  
- \$1,214,567 (\$141.36/sf) for Aluminum Windows (Punched, Wind Zone 3)
- \$182,136 for exterior doors
- \$217,296 for window and door finishing
- \$329,825 for window replacement associated costs
- \$585,355 for window and door abatement
  
- \$313,548 (\$12.00/sf) for the Fiber Cement Clapboard siding and composite wood trim (ineligible for reimbursement)
- \$224,516 for demolition and abatement of the siding materials (ineligible for reimbursement)
- \$100,450 for siding replacement associated costs (ineligible for reimbursement)
- \$319,838 for markups and contingencies related to the siding project (ineligible for reimbursement)

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.

- \$698,801 to repaint exterior in lieu of new siding (ineligible for reimbursement)

<b>Project Funding Agreement</b>	
Enrollment: 545 students	District’s Proposed
Total Square Feet: 89,000	Project Budget
Project Budget <sup>1</sup>	\$6,918,213
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$1,087,293
Estimated Basis of Total Facilities Grant	\$5,830,920
Reimbursement Rate	56.26%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$3,280,476
Project contingencies <sup>4</sup>	\$343,911
Potentially eligible owner’s and construction contingencies	\$341,506
Potential additional grant funds for eligible owner’s and construction contingency expenditures <sup>5</sup>	\$192,131
Total Project Budget	\$7,262,124
Maximum Total Facilities Grant <sup>6</sup>	\$3,472,607

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

<sup>2</sup> *Scope exclusions/ineligible costs include Designer fees and all other costs associated with the replacement of the building siding, tree removal, below grade drainage piping. 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 \$3,280,476; however, the District may be eligible for up to an additional \$192,131 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 \$3,472,607 for the Project Funding Agreement for a roof, window, and door replacement project at the Halifax Elementary School.