

District: Town of Marshfield
 School Name: Furnace Brook Middle 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 Marshfield for a roof replacement project at the Furnace Brook Middle School.

District Info	
District Name	Town of Marshfield
Elementary Schools	Daniel Webster Elementary School (PK-5) Eames Way Elementary School (K-5) Governor Winslow Elementary School (K-5) Martinson Elementary School (PK-5) South River Elementary School (K-5)
Middle School	Furnace Brook Middle School (6-8)
High School	Marshfield High School (9-12)
Priority School Name	Furnace Brook Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1959
Existing Square Footage	159,000 gsf.
Additions	Renovation in 1986 Addition in 2000
Building Issues	Roof
2015-2016 Enrollment	1,031 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	48.47%

Consultants	
Owner’s Project Manager (the “OPM”)	Potomac Capital Advisors, Inc.
Designer	Civitects PC

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, Civitects PC, recommends a roof replacement project at the Furnace Brook Middle 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 \$8,503,235, which includes a construction cost of \$7,015,313. Construction costs include:

- \$4,218,279 for the installation of a new modified bituminous membrane roof
- \$407,497 for masonry at through-wall flashing
- \$497,304 for sheet metal flashing
- \$212,904 for skylights
- \$137,670 for plumbing
- \$128,377 for new exhaust fans and ductwork (ineligible for reimbursement)
- \$148,973 for HVAC disconnect and reconnect
- \$1,264,309 for demolition and other associated roof replacement work

Project Funding Agreement	
Enrollment: 1,031 students Total Square Feet: 159,000 gsf.	District’s Proposed Project Budget
Project Budget ¹	\$7,767,947
Scope Exclusions/Ineligible Costs ²	\$1,874,280
Estimated Basis of Total Facilities Grant	\$5,893,667
Reimbursement Rate	48.47%
Estimated Maximum Total Facilities Grant ³	\$2,856,660
Project contingencies ⁴	\$735,288
Potentially eligible owner’s and construction contingencies	\$384,523
Potential additional grant funds for eligible owner’s and construction contingency expenditures ⁵	\$186,378
Total Project Budget	\$8,503,235
Maximum Total Facilities Grant⁶	\$3,043,038

¹ Does not include owner’s or construction contingencies.

² Scope exclusions/ineligible costs include new roof exhaust fans and ductwork, and scope with less than 20 years of service life. Scope exclusions/ineligible costs do not include ineligible construction contingency and owner’s contingency.

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 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 \$2,856,660; however, the District may be eligible for up to an additional \$186,378 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 \$3,043,038 for the Project Funding Agreement for a roof replacement project at the Furnace Brook Middle School.