

District: Town of North Brookfield
 School Name: North Brookfield 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 North Brookfield for a roof replacement project at the North Brookfield Elementary School.

District Info	
District Name	Town of North Brookfield
Elementary Schools	North Brookfield Elementary School (PK-6)
Middle School	N/A
High School	North Brookfield High School (7-12)
Priority School Name	North Brookfield Elementary School
Type of School	Elementary School
Grades Served	PK-6
Year Opened	1972
Existing Square Footage	83,000 gsf.
Additions	Addition in 1990
Building Issues	Roof
2015-2016 Enrollment	334 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	62.67%

Consultants	
Owner’s Project Manager (the “OPM”)	Skanska USA Building, Inc.
Designer	Dietz & Co. 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, Dietz & Co. Architects, Inc., recommends a roof replacement project at the North Brookfield 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 \$3,909,508, which includes a construction cost of \$3,306,969. Construction costs include:

- \$2,229,150 (\$26.95/sf) for modified bitumen built-up roof
- \$449,866 for demolition and abatement
- \$101,099 to replace roof-edge sunshades
- \$275,868 to replace roof-edge aluminum wall panels
- \$250,986 for wood blocking, gutters, and other associated roof replacement work

Project Funding Agreement	
Enrollment: 334 students Total Square Feet: 83,000 gsf.	District's Proposed Project Budget
Project Budget ¹	\$3,678,021
Scope Exclusions/Ineligible Costs ²	\$9,325
Estimated Basis of Total Facilities Grant	\$3,668,696
Reimbursement Rate	62.67%
Estimated Maximum Total Facilities Grant ³	\$2,299,172
Project contingencies ⁴	\$231,487
Potentially eligible owner's and construction contingencies	\$181,883
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$113,986
Total Project Budget	\$3,909,508
Maximum Total Facilities Grant ⁶	\$2,413,158

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs interior ceiling repair work outside of the board-invited scope. 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 \$2,299,172; however, the District may be eligible for up to an additional \$113,986 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 \$2,413,158 for the Project Funding Agreement for a roof replacement project at the North Brookfield Elementary School.