

District: City of Northampton  
 School Name: Bridge Street School  
 Leeds 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 City of Northampton for a partial roof replacement project at the Bridge Street School and a partial roof replacement project at the Leeds Elementary School.

<b>District Info</b>	
District Name	City of Northampton
Elementary School(s)	Bridge Street School (PK-5) Jackson Street School (K-5) Leeds Elementary School (K-5) R.K. Finn Ryan Road School (K-5)
Middle School(s)	John F. Kennedy Middle School (6-8)
High School(s)	Northampton High School (9-12)

<b>School Info</b>		
School Name	Bridge Street School	Leeds Elementary School
Type of School	Elementary School	Elementary School
Grades Served	PK-5	K-5
Year Opened	1920	1953
Total Building Square Footage	60,500	74,000
Additions	Addition in 1991	Addition in 1990
Building Issues	Roof	Roof
2015-2016 Enrollment	297 students	330 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	54.79%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Strategic Building Solutions, LLC
Designer	The S/L/A/M Collaborative

**Discussion**

The OPM and Designer conducted a feasibility analysis of both facilities and developed schematic designs including proposed scopes of work, schedules, and estimated budgets. The District’s Designer, SLAM Collaborative, recommends a partial roof replacement project at the Bridge Street School and a partial roof replacement project at the Leeds

Elementary School. The Designer has confirmed that the roofs will be in compliance with the MSBA's sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analyses and proposed schedules that were provided by the District. Also, MSBA staff discussed the scopes and budgets with the District and its consultants.

At the Bridge Street School, the District has provided a Total Project Budget of \$1,729,632, which includes a construction cost of \$1,214,654. Construction costs include:

- \$270,569 (\$27.50/sf) for the polyvinyl chloride ("PVC") roof
- \$107,963 for demolition and hazardous material abatement
- \$157,676 for parapet wall repointing and brick repair
- \$153,353 for through-wall flashing & cap stone masonry work
- \$243,585 for steel bracing for the parapet wall
- \$281,508 for other associated roof 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.

- \$41,458 for new HVAC condensing units (ineligible for reimbursement)

At the Leeds Elementary School, the District has provided a Total Project Budget of \$1,836,008, which includes a construction cost of \$1,314,290. Construction costs include:

- \$337,560 (\$25.18/sf) for the polyvinyl chloride ("PVC") roof
- \$179,079 (\$27.45/sf) for the PVC ribbed roof at the pitched gym roof and entry pyramids
- \$74,994 for demolition and hazardous material abatement
- \$67,400 for through-wall flashing masonry work
- \$4,977 for cleaning the stained masonry (ineligible for reimbursement)
- \$32,820 for miscellaneous masonry repairs associated with thru wall flashing
- \$114,258 for exterior perimeter channel steel beam cover
- 17,529 for painting the bell tower steel structure (ineligible for reimbursement)
- \$485,673 for other associated roof work

The District proposed add alternates for the following scope of work. The District may consider the add alternates if the construction bids come in lower than the estimated Construction Budget shown in the Total Project Budget.

- \$120,066 for exterior perimeter channel steel beam infill (ineligible for reimbursement)
- \$67,506 for gym roof, PVC to standing seam metal
- \$94,526 for new condensing units and fans (ineligible for reimbursement)

<b>Project Funding Agreement</b>	<b>Bridge Street School</b>	<b>Leeds Elementary School</b>	<b>District's Total Proposed Budget</b>
Enrollment	297 students	330 students	
Total Square Feet	60,500	74,000	
Project Budget <sup>1</sup>	\$1,599,658	\$1,698,612	\$3,298,270
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$135,004	\$140,322	\$275,326
Estimated Basis of Total Facilities Grant	\$1,464,654	\$1,558,290	\$3,022,944
Reimbursement Rate	54.79%	54.79%	54.79%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$802,484	\$853,787	\$1,656,271
<b>Project Contingencies<sup>4</sup></b>			
Project Contingencies <sup>4</sup>	\$129,974	\$137,396	\$267,370
Potentially eligible owner's and construction contingencies	\$66,806	\$72,286	\$139,092
Potential additional grant funds for eligible owner's and construction contingency expenditures <sup>5</sup>	\$36,603	\$39,605	\$76,208
<b>Total Project Budget</b>			
Total Project Budget	\$1,729,632	\$1,836,008	\$3,565,640
<b>Maximum Total Facilities Grant<sup>6</sup></b>			
Maximum Total Facilities Grant <sup>6</sup>	\$839,087	\$893,392	\$1,732,479

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

<sup>2</sup> Scope exclusions/ineligible costs at both schools include soft costs that exceed 20% of the construction budget cap. Scope exclusions/ineligible costs at Leeds Elementary School also include the cleaning of stained masonry and painting of the front entry bell tower steel structure. 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 a combined Estimated Maximum Total Facilities Grant of \$1,656,271; however, the District may be eligible for up to an additional \$76,208 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 combined Maximum Total Facilities Grant of \$1,732,479 for a partial roof replacement project at the Bridge Street School and a partial roof replacement project at the Leeds Elementary School.