

District: Town of Sharon
 School Name: Heights 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 Sharon for a roof replacement project at the Heights Elementary School.

District Info	
District Name	Town of Sharon
Elementary Schools	Cottage Street Elementary School (K-5) East Elementary School (K-5) Heights Elementary School (K-5)
Middle School	Sharon Middle School (PK, 6-8)
High School	Sharon High School (9-12)
Priority School Name	Heights Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1955
Existing Square Footage	85,252
Additions	1994: Addition/Renovation
Building Issues	Roof
2015-2016 Enrollment	490

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	44.68%

Consultants	
Owner’s Project Manager (the “OPM”)	Potomac Capital Advisors, Inc.
Designer	Knight, Bagge & Anderson, 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, Knight, Bagge & Anderson, Inc., recommends a roof replacement project at the Heights 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 \$2,324,663, which includes a construction cost of \$1,855,366. Construction costs include:

- \$1,292,546 (\$18.05/sf) for the EPDM roof
- \$73,573 exterior soffit system and joint sealants
- \$4,060 new roof vent and exhaust fan (ineligible for reimbursement)
- \$108,393 for masonry
- \$376,794 for demolition, abatement and associated roof replacement work

Project Funding Agreement	
Enrollment: 490	District's Proposed
Total Square Feet: 85,252	Project Budget
Project Budget ¹	\$2,128,366
Scope Exclusions/Ineligible Costs ²	\$8,060
Estimated Basis of Total Facilities Grant	\$2,120,306
Reimbursement Rate	44.68%
Estimated Maximum Total Facilities Grant ³	\$947,353
Project contingencies ⁴	\$196,297
Potentially eligible owner's and construction contingencies	\$102,045
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$45,594
Total Project Budget	\$2,324,663
Maximum Total Facilities Grant ⁶	\$992,947

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include legal fees and new exhaust fans. 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 \$947,353; however, the District may be eligible for up to an additional \$45,594 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 \$992,947 for the Project Funding Agreement for a roof replacement project at the Heights Elementary School.