

District: Town of Mashpee
 School Name: Quashnet Elementary School
 Recommended Category: Project Funding Agreement
 Date: May 3, 2017

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Mashpee for a roof, window, and door replacement project at the Quashnet Elementary School. The Quashnet Elementary School was previously invited into the Accelerated Repair Program at the May 25, 2016 Board of Directors Meeting for a window and door replacement project. The development of the Schematic Design showed that the removal of the windows encroaches into the roof system, which, but for select areas, was last replaced during an addition project 25 years ago in 1992. With a further understanding of the connection and complexity between the two envelope systems, the District has requested that it be provided the opportunity to replace the roof in conjunction with the windows under its current Accelerated Repair Program project.

District Info	
District Name	Town of Mashpee
Elementary Schools	Kenneth C. Coombs School (PK-2) Quashnet Elementary School (3-6)
Middle School	Mashpee Middle – High School (7-12)
High School	Mashpee Middle – High School (7-12)
Priority School Name	Quashnet Elementary School
Type of School	Elementary School
Grades Served	3-6
Year Opened	1978
Existing Square Footage	132,247
Additions	Addition in 1992
Building Issues	Roof, Windows/Doors
2016-2017 Enrollment	505

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	May 25, 2016
Project Funding Agreement Authorization	On May 12, 2017 Board agenda
Reimbursement Rate	37.95%

Consultants	
Owner’s Project Manager (the “OPM”)	exPertcon, Inc.
Designer	Raymond Design Associates, 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, Raymond Design Associates, Inc. recommends a roof, window,

and door replacement project at the Quashnet Elementary School. 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 have discussed the scope and budget with the District and its consultants. The District has provided a Total Project Budget of \$10,477,884, which includes a construction cost of \$9,183,994. Construction costs include:

- \$2,681,435 (\$23.32/sf) for a new ethylene propylene diene terpolymer (“EPDM”) roof
- \$312,725 for roof demolition
- \$190,126 for masonry throughwall flashing
- \$345,461 for roof-level metal framing at soffits
- \$406,689 for roof-level metal structural upgrades
- \$119,265 for roof-level carpentry and blocking
- \$217,582 for roof-level sheet metal flashing
- \$590,113 for EIFS system at soffits
- \$135,439 for electrical work
- \$75,000 for ineligible HVAC fan allowance
- \$186,085 for rooftop HVAC associated work
- \$558,871 in associated roof work

- \$1,154,174 (\$173.17/sf) for aluminum windows
- \$155,275 (\$147.18/sf) for storefront windows
- \$321,167 for new fiberglass-reinforced plastic doors
- \$130,774 for door security systems
- \$66,061 for window screens
- \$84,546 for window shades
- \$135,616 for sealants
- \$190,126 for masonry throughwall flashing
- \$17,160 to power wash brick masonry (ineligible)
- \$68,003 for ineligible work associated with new vestibule construction
- \$726,507 in associated window and door work

- \$315,794 for ineligible ADA compliance upgrades resulting from the estimated cost of the base scope exceeding 30% of the full and fair cash value of the building

Project Funding Agreement	
Enrollment: 505	District’s Proposed
Total Square Feet: 132,247	Project Budget
Project Budget ¹	\$10,002,318
Scope Exclusions/Ineligible Costs ²	\$512,266
Estimated Basis of Total Facilities Grant	\$9,490,052
Reimbursement Rate	37.95%
Estimated Maximum Total Facilities Grant ³	\$3,601,475

Project contingencies ⁴	\$475,566
Potentially eligible owner's and construction contingencies	\$475,566
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$180,477
Total Project Budget	\$10,477,884
Maximum Total Facilities Grant ⁶	\$3,781,952

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include construction scope associated with ADA compliance upgrades resulting from the estimated cost of the base scope exceeding 30% of the full and fair cash value of the building, new rooftop HVAC fans, costs to power wash brick facades, and all scope associated with the addition of a new vestibule adjacent to the gymnasium entrance.

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 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 \$3,601,475; however, the District may be eligible for up to an additional \$180,477 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 \$3,781,952 for the Project Funding Agreement for a roof, window, and door replacement project at the Quashnet Elementary School.