

District: City of Quincy
 School Name: North Quincy High School
 Recommended Category: Project Funding Agreement
 Date: February 7, 2018

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Quincy for a partial roof replacement project at the North Quincy High School.

District Info	
District Name	City of Quincy
Elementary Schools	Amelio Della Chiesa Early Childhood Center (PK) Atherton Hough Elementary School (K-5) Beechwood Knoll Elementary School (K-5) Charles A. Bernazzani Elementary School (K-5) Clifford H. Marshall Elementary School (K-4) Francis W. Parker Elementary School (K-5) Lincoln-Hancock Community School (K-4) Merrymount Elementary School (K-5) Montclair Elementary School (K-5) Snug Harbor Community School (PK-5) Squantum Elementary School (K-5) Wollaston Elementary School (K-5)
Middle Schools	Atlantic Middle School (6-8) Broad Meadows Middle School (6-8) Central Middle School (6-8) Point Webster Middle School (5-8) Reay E. Sterling Middle School (5-8)
High Schools	North Quincy High School (9-12) Quincy High School (9-12)
Priority School Name	North Quincy High School (9-12)
Type of School	High School
Grades Served	9-12
Year Opened	1926
Existing Square Footage	305,500
Additions	1931 – wing added 1936 – wing added 1978 – classrooms, cafeteria, gymnasium added
Building Issues	Roof
2016-2017 Enrollment	1,168

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	May 12, 2017
Project Funding Agreement Authorization	On February 14, 2018 Board agenda
Reimbursement Rate	68.33%

Consultants	
Owner's Project Manager (the "OPM")	STV/DPM
Designer	CBI Consulting, 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, CBI Consulting, Inc., recommends a roof replacement project at the North Quincy High 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 \$1,774,617, which includes a construction cost of \$1,266,623. Construction costs include:

- \$555,805 (\$22.92/sf) for the installation of a 60 mil polyvinyl chloride ("PVC") roof;
- \$169,204 for roof demolition and abatement;
- \$61,100 for repairs to roof deck and curbs;
- \$59,174 for roof drains and gutters;
- \$152,812 for the installation of a new intake louver and skylights;
- \$13,244 for the installation of a new roof hatch;
- \$38,742 for the installation of a new roof top unit; including all associated work (ineligible for reimbursement);
- \$4,912 for wall cleaning at existing ladders (ineligible for reimbursement);
- \$185,003 for associated roof replacement work;
- and \$26,627 for an upgrade to an existing bathroom for ADA compliance.

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.

- \$39,439 for the installation of an 80 mil roof in place of a 60 mil roof.

Project Funding Agreement	
Enrollment: 1,168	District's Proposed
Total Square Feet: 305,500	Project Budget
Project Budget ¹	\$1,653,623
Scope Exclusions/Ineligible Costs ²	\$174,539
Estimated Basis of Total Facilities Grant	\$1,479,084
Reimbursement Rate	68.33%
Estimated Maximum Total Facilities Grant ³	\$1,010,658
Project contingencies ⁴	\$120,994

Potentially eligible owner's and construction contingencies	\$61,148
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$41,782
Total Project Budget	\$1,774,617
Maximum Total Facilities Grant ⁶	\$1,052,440

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include construction contingency in excess of the 5% construction budget cap, owner's contingency in excess of the 0.5% construction budget cap, soft costs that exceed 20% of the construction budget cap, legal fees, and work associated with new rooftop hoods and rooftop units.

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 \$1,010,658; however, the District may be eligible for up to an additional \$41,782 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 \$1,052,440 for the Project Funding Agreement for a partial roof replacement project at the North Quincy High School.