

District: Town of Bourne
 School Name: Bourne High School
 Recommended Category: Project Funding Agreement
 Date: April 3, 2019

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Bourne for a roof replacement project at the Bourne High School.

District Info	
District Name	Town of Bourne
Elementary Schools	Bournedale Elementary School (PK-4) Peebles Elementary School (K-4)
Middle School	Bourne Middle School (5-8)
High School	Bourne High School (9-12)
Priority School Name	Bourne High School
Type of School	High School
Grades Served	9-12
Year Opened	1961
Existing Square Footage	150,000
Additions	1991
Building Issues	Roof
2018-2019 Enrollment	476

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 27, 2018
Project Funding Agreement Authorization	On April 10, 2019 Board agenda
Reimbursement Rate	46.79%

Consultants	
Owner’s Project Manager (the “OPM”)	P-Three, Inc.
Designer	Civitects PC

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, Civitects PC, recommends a roof replacement at the Bourne High School. The Designer has confirmed that the roof replacement 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 \$2,111,209, which includes a construction cost of \$1,251,942. Construction costs include:

- \$536,832 (\$26.71/sf) for the installation of an 80 mil polyvinyl chloride (“PVC”) roof;
- \$211,363 for roof demolition and abatement;
- \$90,828 for repairs to roof deck and curbs;
- \$131,377 for roof accessories and hoisting lifts;
- \$56,335 for new ACT ceilings related to previous roof damage;
- \$75,812 for roof related plumbing and HVAC work;
- \$38,660 for new rooftop exhaust fans and equipment (ineligible for reimbursement);
- \$34,261 for roof related electrical work;
- And \$76,474 for ADA upgrades to an existing bathroom, doors and sidewalk.

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.

- \$519,810 for the installation of an 80 mil roof on roof section B (ineligible for reimbursement to reflect costs for roof less than 2 years old)

Project Funding Agreement	
Enrollment: 476	District’s Proposed
Total Square Feet: 150,000	Project Budget
Project Budget ¹	\$2,042,352
Scope Exclusions/Ineligible Costs ²	\$573,004
Estimated Basis of Total Facilities Grant	\$1,469,348
Reimbursement Rate	46.79%
Estimated Maximum Total Facilities Grant ³	\$687,508
Project Contingencies ⁴	\$68,857
Potentially Eligible Owner’s and Construction Contingencies	\$60,664
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures ⁵	\$28,385
Total Project Budget	\$2,111,209
Maximum Total Facilities Grant ⁶	\$715,893

¹ Does not include Owner’s or Construction Contingencies.

² Scope exclusions/ineligible costs include soft costs that exceed 20% of the construction budget cap, costs related to the replacement of new rooftop exhaust fans and equipment and ineligible roof replacement due to roof age.

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 \$687,508; however, the District may be eligible for up to an additional \$28,385 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 \$715,893 for the Project Funding Agreement for a roof replacement project at the Bourne High School.