

District: Town of East Longmeadow
 School Name: Meadow Brook Elementary 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 East Longmeadow for a roof replacement project at the Meadow Brook Elementary School.

District Info	
District Name	Town of East Longmeadow
Elementary Schools	Mapleshade Elementary School (3-5) Meadow Brook Elementary School (PK-2) Mountainview Elementary School (3-5)
Middle School	Birchland Park Middle School (6-8)
High School	East Longmeadow High School (9-12)
Priority School Name	Meadow Brook Elementary School
Type of School	Elementary School
Grades Served	PK-2
Year Opened	1969
Existing Square Footage	74,300
Additions	1990, 2004, 2008
Building Issues	Roof
2018-2019 Enrollment	583

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	55.00%

Consultants	
Owner’s Project Manager (the “OPM”)	Pinck & Co., Inc.
Designer	Turowski2 Architecture, 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, Turowski2 Architecture, Inc., recommends a roof replacement project at the Meadow Brook 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 \$3,188,859, which includes a construction cost of \$2,548,488. Construction costs include:

- \$1,301,144 (\$25.99/sf) for an 80 mil polyvinyl chloride (“PVC”) roof, roof sections A, B, C and D;
- \$523,364 for an 80 mil polyvinyl chloride (“PVC”) roof, roof section E (ineligible for reimbursement to reflect costs for roof less than 25 years old);
- \$344,014 for roof demolition;
- \$168,293 for associated roof replacement costs;
- \$116,941 for the removal and reinstallation of rooftop equipment;
- \$31,774 for the replacement of exhaust fans (ineligible for reimbursement);
- \$53,854 for the replacement of refrigerant lines, ductwork and insulation (ineligible for reimbursement);
- and \$9,104 for the replacement of wall louvers and extension of the boiler breaching.

The District proposed a deduct alternate for the following scope of work. The District may consider the deduct alternate if the construction bids come in higher than the estimated Construction Budget shown in the Total Project Budget.

- \$523,364 for the replacement of Roof E – Kindergarten Wing (ineligible for reimbursement to reflect costs for roof less than 25 years old).

Project Funding Agreement	
Enrollment: 583 Total Square Feet: 74,300	District’s Proposed Project Budget
Project Budget ¹	\$3,048,693
Scope Exclusions/Ineligible Costs ²	\$711,602
Estimated Basis of Total Facilities Grant	\$2,337,091
Reimbursement Rate	55.00%
Estimated Maximum Total Facilities Grant ³	\$1,285,400
Project Contingencies ⁴	\$140,166
Potentially Eligible Owner’s and Construction Contingencies	\$96,975
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures ⁵	\$53,336
Total Project Budget	\$3,188,859
Maximum Total Facilities Grant ⁶	\$1,338,736

¹ Does not include Owner’s or Construction Contingencies.

² Scope exclusions/ineligible costs include ineligible roof replacement due to roof age, replacement of exhaust fans, replacement of refrigerant lines and ductwork and soft costs that exceed 20% of the construction budget cap.

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 \$1,285,400; however, the District may be eligible for up to an additional \$53,336 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 \$1,338,736 for the Project Funding Agreement for a roof replacement project at the Meadow Brook Elementary School.