

District: Town of Chelmsford
 School Name: South Row Elementary School
 Recommended Category: Project Funding Agreement
 Date: February 6, 2020

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Chelmsford for a partial roof replacement project at the South Row Elementary School.

District Info	
District Name	Town of Chelmsford
Elementary Schools	Community Education Center (PK) Byam School (K-4) Center Elementary School (K-4) Charles D. Harrington School (K-4) South Row Elementary School (K-4)
Middle School	Col. Moses Parker School (5-8) McCarthy Middle School (5-8)
High School	Chelmsford High School (9-12)
Priority School Name	South Row Elementary School
Type of School	Elementary School
Grades Served	K-4
Year Opened	1962
Existing Square Footage	49,069
Additions	2000, 2017
Building Issues	Roof
2018-2019 Enrollment	416

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 26, 2019
Project Funding Agreement Authorization	On February 13, 2020 Board agenda
Reimbursement Rate	50.61%

Consultants	
Owner’s Project Manager (the “OPM”)	Jacobs Engineering Group
Designer	Russo Barr 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, Russo Barr Associates, Inc. recommends partial roof replacement at the South Row Elementary School. The Designer has confirmed that the partial 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 \$516,646 which includes a construction cost of \$367,991. Construction costs include:

- \$230,380 (\$19.52/ sf) for the polyvinyl chloride (“PVC”) roof;
- \$49,509 for demolition, hazmat and steel desk repair;
- \$17,319 for HVAC, plumbing and electrical;
- and \$70,783 for associated roof replacement work.

Project Funding Agreement	
Enrollment: 416	District’s Proposed
Total Square Feet: 49,069	Project Budget
Project Budget ¹	\$496,406
Scope Exclusions/Ineligible Costs	\$0
Estimated Basis of Total Facilities Grant	\$496,406
Reimbursement Rate	50.16%
Estimated Maximum Total Facilities Grant ²	\$248,997
Project Contingencies ³	\$20,240
Potentially Eligible Owner’s and Construction Contingencies	\$20,240
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures ⁴	\$10,152
Total Project Budget	\$516,646
Maximum Total Facilities Grant ⁵	\$259,149

¹ Does not include Owner’s or Construction Contingencies.

² 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.

³ Includes eligible Owner’s and Construction Contingency.

⁴ 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.”

⁵ 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 \$248,997; however, the District may be eligible for up to an additional \$10,152 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 \$259,149 for the Project Funding Agreement for a partial roof replacement project at the South Row Elementary School.