

District: City of Fitchburg  
 School Name: South Street 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 City of Fitchburg for a partial roof and a partial boiler replacement project at the South Street Elementary School.

<b>District Info</b>	
District Name	City of Fitchburg
Elementary Schools	Crocker Elementary School (PK-4) McKay Arts Academy (PK-8) Reingold Elementary School (PK-4) South Street Elementary School (PK-4)
Middle School	Arthur M. Longsjø Middle School (5-8) Memorial Middle School (5-8)
High School	Fitchburg High School (9-12) Goodrich Academy (9-12)
Priority School Name	South Street Elementary School
Type of School	Elementary School
Grades Served	PK-4
Year Opened	1937
Existing Square Footage	202,600
Additions	1958, 1963, 1995
Building Issues	Roof/ Boiler
2018-2019 Enrollment	641

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	June 26, 2019
Project Funding Agreement Authorization	On February 13, 2020 Board agenda
Reimbursement Rate	80.00%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	P-Three, Inc.
Designer	EDM

**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, EDM, recommends a partial roof replacement project and a partial boiler replacement project at the South Street Elementary School. The Designer has confirmed that the scope of work 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 \$3,105,244, which includes a construction cost of \$2,592,075. Construction costs include:

- \$115,037 (\$8.85/sf) for the new asphalt roof;
- \$78,135 (\$34.88/sf) for the new polyvinyl chloride ("PVC") roof;
- \$157,512 for demolition;
- \$322,289 for hazardous materials;
- \$263,917 for temporary protection and mobilization;
- \$272,999 for roof level carpentry;
- \$619,264 for aluminum soffit and gutter system;
- and \$124,040 in associated roof replacement work.
  
- \$323,761 (1,711 MBH, gas fired hot water) for three new boilers;
- \$127,029 for demolition and hazardous materials;
- \$105,062 for electrical work and connection to existing controls;
- and \$83,030 in associated boiler replacement work.

<b>Project Funding Agreement</b>	
Enrollment: 641	District's Proposed
Total Square Feet: 202,600	Project Budget
Project Budget <sup>1</sup>	\$2,962,680
Scope Exclusions/Ineligible Costs	\$0
Estimated Basis of Total Facilities Grant	\$2,962,680
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$2,370,144
Project Contingencies <sup>3</sup>	\$142,564
Potentially Eligible Owner's and Construction Contingencies	\$142,564
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures <sup>4</sup>	\$114,051
Total Project Budget	\$3,105,244
Maximum Total Facilities Grant <sup>5</sup>	\$2,484,195

<sup>1</sup> Does not include Owner's or Construction Contingencies.

<sup>2</sup> 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.

<sup>3</sup> Includes eligible Owner's and Construction Contingency.

<sup>4</sup> 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."

<sup>5</sup> 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 \$2,370,144; however, the District may be eligible for up to an additional \$114,051 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 \$2,484,195 for the Project Funding Agreement for a partial roof and a partial boiler replacement project at the South Street Elementary School.