

District: Town of Monson  
 School Name: Quarry Hill Community School  
 Recommended Category: Project Funding Agreement  
 Date: June 17, 2020

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Monson for a roof replacement project at the Quarry Hill Community School.

<b>District Info</b>	
District Name	Town of Monson
Elementary Schools	Quarry Hill Community School (PK-K)
Middle School	Granite Valley School (1-6)
High School	Monson High School (7-12)
Priority School Name	Quarry Hill Community School
Type of School	Elementary School
Grades Served	PK-K
Year Opened	1991
Existing Square Footage	110,000
Additions	NA
Building Issues	Roof
2019-2020 Enrollment	137

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	June 26, 2019
Project Funding Agreement Authorization	On June 24, 2020 Board agenda
Reimbursement Rate	59.84%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	P3 Inc.
Designer	Simpson Gumpertz & Heger 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, Simpson Gumpertz & Heger Inc., recommends a roof replacement at the Quarry Hill Community 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 \$5,138,422, which includes a construction cost of \$4,494,580. Construction costs include:

- \$3,603,944 (\$30.03/sf) for a new polyvinyl chloride (“PVC”) membrane roof;
- \$532,205 for demolition;
- \$95,859 for removal and replacement of thru wall flashing;
- \$57,896 for wood blocking to raise curb;
- \$64,280 for removal and reinstallation of fan and louver;
- \$55,401 for electrical feeds and connections;
- \$42,472 for ADA upgrades;
- and \$42,523 for other associated roof replacement work.

<b>Project Funding Agreement</b>	
Enrollment: 137	District’s Proposed
Total Square Feet: 110,000	Project Budget
Project Budget <sup>1</sup>	\$4,891,220
Scope Exclusions/Ineligible Costs	\$0
Estimated Basis of Total Facilities Grant	\$4,891,220
Reimbursement Rate	59.84 %
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$2,926,906
Project Contingencies <sup>3</sup>	\$247,202
Potentially Eligible Owner’s and Construction Contingencies	\$247,202
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures <sup>4</sup>	\$147,926
Total Project Budget	\$5,138,422
Maximum Total Facilities Grant <sup>5</sup>	\$3,074,832

<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 and ineligible 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 \$2,926,906; however, the District may be eligible for up to an additional \$147,926 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 \$3,074,832 for the Project Funding Agreement for a roof replacement project at the Quarry Hill Community School.