

District: Town of Weston
 School Name: Weston High School
 Recommended Category: Project Funding Agreement
 Date: October 20, 2021

Recommendation

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

District Info	
District Name	Town of Weston
Elementary Schools	Country Elementary School (PK-3) Field Elementary School (4-5) Woodland Elementary School (PK-3)
Middle School	Weston Middle School (6-8)
High School	Weston High School (9-12)
Priority School Name	Weston High School
Type of School	High School
Grades Served	9-12
Year Opened	1960
Existing Square Footage	174,980
Additions	Addition in 1965 and science wing addition in 2011.
Building Issues	Roof
2020-2021 Enrollment	630

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	December 16, 2020
Project Funding Agreement Authorization	On October 27, 2021 Board agenda
Reimbursement Rate	31.00%

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

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, BWA Architecture, recommends a partial roof replacement at Weston High 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 \$1,407,068, which includes a construction cost of \$1,126,739. Construction costs include:

- \$470,367 (\$33.53/sf) for the installation of an ethylene propylene diene monomer (“EPDM”) roof;
- \$127,621 for demolition;
- \$33,368 for rough carpentry;
- \$80,507 for roof accessories;
- \$43,705 for roof plumbing;
- \$73,243 for HVAC disconnect/reconnect;
- \$145,149 for new rooftop HVAC equipment (ineligible for reimbursement);
- and \$152,779 for other associated roof replacement work.

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.

- \$16,823 to salvage and reinstall lead coated copper caps.

Project Funding Agreement	
Enrollment: 630	District’s Proposed
Total Square Feet: 174,980	Project Budget
Project Budget ¹	\$1,345,097
Scope Exclusions/Ineligible Costs ²	\$145,149
Estimated Basis of Total Facilities Grant	\$1,199,948
Reimbursement Rate	31.00%
Estimated Maximum Total Facilities Grant ³	\$371,984
Project Contingencies ⁴	\$61,971
Potentially Eligible Owner’s and Construction Contingencies	\$53,988
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures ⁵	\$16,736
Total Project Budget	\$1,407,068
Maximum Total Facilities Grant ⁶	\$388,720

¹ Does not include Owner’s or Construction Contingencies.

² Scope exclusions/ineligible costs include new rooftop HVAC equipment.

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 \$371,984; however, the District may be eligible for up to an additional \$16,736 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 \$388,720 for the Project Funding Agreement for a partial roof replacement project at Weston High School.