

District: Town of Plymouth  
 School Name: Federal Furnace Elementary School  
 Indian Brook Elementary School  
 West Elementary School  
 Recommended Category: Project Funding Agreement  
 Date: December 8, 2021

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Plymouth for a roof replacement project at the Federal Furnace Elementary School, a roof replacement project at the Indian Brook Elementary School, and a roof replacement project replacement project at the West Elementary School.

<b>District Info</b>	
District Name	Town of Plymouth
Elementary School(s)	Plymouth Early Childhood Center (PK) Cold Spring Elementary School (K-5) Federal Furnace Elementary School (K-5) Hedge School (K-5) Indian Brook Elementary School (K-5) Manomet Elementary School (K-5) Nathaniel Morton Elementary School (K-5) South Elementary School (K-5) West Elementary School (K-5)
Middle School(s)	Plymouth Community Intermediate (6-8) Plymouth South Middle School (6-8)
High School(s)	Plymouth North High School (9-12) Plymouth South High School (9-12)

<b>School Info</b>			
School Name	Federal Furnace Elementary School	Indian Brook Elementary School	West Elementary School
Type of School	Elementary School	Elementary School	Elementary School
Grades Served	K-5	K-5	K-5
Year Opened	1977	1977	1975
Existing Square Footage	57,287	57,287	54,660
Additions	N/A	N/A	N/A
Building Issues	Roof	Roof	Roof
2020-2021 Enrollment	350	539	318

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	December 16, 2020
Project Funding Agreement Authorization	On December 15, 2021 Board agenda
Reimbursement Rate	50.58%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Colliers International, Inc.
Designer	TSKP Studio

**Discussion**

The OPM and Designer conducted a feasibility analysis of each facility and developed Schematic Designs including proposed scopes of work, schedules, and estimated budgets. The District’s Designer, TSKP Studio, recommends a roof replacement project at the Federal Furnace Elementary School, a roof replacement project at the Indian Brook Elementary School, and a roof replacement project at the West Elementary School. The Designer has confirmed that the roof replacements will be in compliance with the MSBA’s sustainability requirements.

MSBA staff reviewed the consultants’ existing conditions analyses and proposed schedules that were provided by the District. Also, MSBA staff discussed the scopes and budgets for the projects with the District and its consultants.

At the Federal Furnace Elementary School, the District has provided a Total Project Budget of \$3,800,000, which includes a construction cost of \$2,011,810. Construction costs include:

- \$1,287,616 (\$23.13/sf) for the installation of ethylene propylene diene monomer (“EPDM”) roof;
- \$120,244 for roof demolition;
- \$95,314 for deck repairs and rough carpentry;
- \$99,744 for flashing and trim;
- \$168,817 for skylights;
- \$87,514 for roof related electrical work;
- and \$152,561 for associated roof replacement work.

At the Indian Brook Elementary School, the District has provided a Total Project Budget of \$4,000,000, which includes a construction cost of \$2,361,973. Construction costs include:

- \$1,441,374 (\$23.18/sf) for the installation of ethylene propylene diene monomer (“EPDM”) roof (\$242,519 ineligible for costs associated with roof replacement at annex modular building);
- \$135,747 for roof demolition;
- \$108,212 for deck repairs and rough carpentry;
- \$130,985 for flashing and trim;

- \$168,817 for skylights;
- \$124,589 for roof related electrical work;
- \$84,415 for work associated with siding at annex modular building (ineligible for reimbursement);
- and \$167,834 for associated roof replacement work.

At the West Elementary School, the District has provided a Total Project Budget of \$3,800,000, which includes a construction cost of \$1,929,001. Construction costs include:

- \$1,287,616 (\$23.13/sf) for the installation of ethylene propylene diene monomer (“EPDM”) roof;
- \$117,699 for roof demolition;
- \$87,668 for deck repairs and rough carpentry;
- \$104,183 for flashing and trim;
- \$84,842 for skylights;
- \$106,501 for roof related electrical work;
- and \$140,492 for associated roof replacement work.

<b>Project Funding Agreement</b>	Federal Furnace Elementary School	Indian Brook Elementary School	West Elementary School	District’s Total Proposed Budget
Enrollment	350	539	318	
Total Square Feet	57,287	57,287	54,660	
Project Budget <sup>1</sup>	\$2,453,310	\$2,889,973	\$2,370,501	\$7,713,784
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$39,138	\$447,926	\$55,700	\$542,764
Estimated Basis of Total Facilities Grant	\$2,414,172	\$2,442,047	\$2,314,801	\$7,171,020
Reimbursement Rate	50.58%	50.58%	50.58%	50.58%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$1,221,088	\$1,235,187	\$1,170,826	\$3,627,101
<b>Project Contingencies<sup>4</sup></b>	\$1,346,690	\$1,110,027	\$1,429,499	\$3,886,216
Potentially eligible owner’s and construction contingencies	\$100,591	\$101,752	\$96,450	\$298,793
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures <sup>5</sup>	\$50,879	\$51,466	\$48,784	\$151,129
<b>Total Project Budget</b>	\$3,800,000	\$4,000,000	\$3,800,000	\$11,600,000
<b>Maximum Total Facilities Grant<sup>6</sup></b>	\$1,271,967	\$1,286,653	\$1,219,610	\$3,778,230

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

<sup>2</sup> *Scope exclusions/ineligible costs include costs related to work at the annex modular buildings at the Indian Brook Elementary School and soft costs that exceed 20% of the construction budget cap for all three Schools.*

<sup>3</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>4</sup> *Includes eligible and ineligible Owner’s and Construction Contingency.*

<sup>5</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>6</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 a combined Estimated Maximum Total Facilities Grant of \$3,627,101; however, the District may be eligible for up to an additional \$151,129 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 combined Maximum Total Facilities Grant of \$3,778,230 for a roof replacement project at the Federal Furnace Elementary School, a roof replacement project at the Indian Brook Elementary School, and a roof replacement at the West Elementary School.