

District: Town of Easton
 School Name: Moreau Hall Elementary School
 Recommended Category: Project Funding Agreement
 Date: January 22, 2014

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Easton for a roof replacement project at the Moreau Hall Elementary School. At the June 5, 2013 Board of Directors Meeting, the Moreau Hall Elementary School was also invited into the Accelerated Repair Program for a potential boiler replacement project. The Town of Easton has since requested to remove the replacement of the boiler from the Statement of Interest for Moreau Hall Elementary School. Consequently, the District authorized a Declaration of Scope Removal from a Statement of Interest. At this time, staff is recommending the removal of the replacement of the boiler at the Moreau Hall Elementary School from the Accelerated Repair Program.

District Info	
District Name	Town of Easton
Elementary School(s)	Center School (PK-2) F.L Olmstead (3-5) H.H Richardson (3-5) Moreau Hall Elementary School (PK-2) Parkview Elementary School (PK-2)
Middle School(s)	Easton Middle School (6-8)
High School(s)	Oliver Ames High School (9-12)
Priority School Name	Parkview Elementary School
Type of School	Elementary School
Grades Served	PK-2
Year Opened	1962
Existing Square Footage	29,019
Additions	1981
Building Issues	Roof
2011-2012 Enrollment	211

MSBA Votes	
Invitation to Feasibility Study	June 5, 2013
Project Funding Agreement Authorization	On January 29, 2014 Board agenda
Reimbursement Rate	50.79%

Consultants	
Owner's Project Manager	Skanska USA Building, Inc.
Designer	Baker/Wohl Architects

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, Baker/Wohl Architects, recommends the replacement of the roof. 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 provided by the District and have discussed the scope and budget with the District and its consultants. The District has provided a Total Project Budget of \$899,834 which includes a construction cost of \$690,007. Construction costs include:

- \$20.38/sf for the PVC roof
- \$16.96/sf for the shingle roof
- \$293,799 for associated work

Project Funding Agreement	
Enrollment: 211	
Total Square Feet: 29,019	District’s Proposed Project Budget
Project Budget ¹	\$851,147
Scope Exclusions/Ineligible Costs ²	\$23,139
Estimated Basis of Total Facilities Grant	\$828,008
Reimbursement Rate	50.79%
Estimated Maximum Total Facilities Grant ³	\$420,545
Potentially eligible owner’s and construction contingencies	\$37,723
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$19,160
Total Project Budget	\$899,834
Maximum Total Facilities Grant ⁴	\$439,705

¹ Does not include owner’s or construction contingencies.

² Scope exclusions/ineligible costs include consultant costs in excess of the 20% soft cost cap.

³ Does not include any grant funds for potentially eligible owner’s or construction contingency expenditures; subject to MSBA review and audit.

⁴ Includes maximum possible owner’s and construction contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in its sole discretion. 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 \$420,545; however, the District may be eligible for up to an additional \$19,160 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 \$439,705 for the Project Funding Agreement for a roof and boiler replacement project at the Moreau Hall Elementary School.