

District: Pathfinder Regional Vocational Technical School District
 School Name: Pathfinder Regional Vocational Technical High 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 Pathfinder Regional Vocational Technical School District for a roof replacement project at the Pathfinder Regional Vocational Technical High School.

District Info	
District Name	Pathfinder Regional Vocational Technical School District
Elementary School(s)	N/A
Middle School(s)	N/A
High School(s)	Pathfinder Regional Vocational Technical High School (9-12)
Priority School Name	Pathfinder Regional Vocational Technical High School
Type of School	High School
Grades Served	9-12
Year Opened	1973
Existing Square Footage	158,000
Additions	1988: 50,000 sq. ft. addition, roof replacement 2010: 3,000 sq. ft. metal building was constructed to house the Horticulture program
Building Issues	Roof
2012-2013 Enrollment	662

MSBA Votes	
Invitation to Feasibility Study	June 5, 2013
Project Funding Agreement Authorization	On January 29, 2014 Board agenda
Reimbursement Rate	62.04%

Consultants	
Owner's Project Manager	exPERTcon, Inc.
Designer	Baker/Wohl Architects, 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, Baker & Wohl Architects, recommends roof replacement at the Pathfinder Regional Vocational Technical High School. The Designer has confirmed that all roof work 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 \$3,273,620 which includes a construction cost of \$2,828,129. Construction costs include:

- \$19.27/sf for the PVC roof
- \$1,210,723 for demolition and associated work

The District is also proposing two add alternates which are not included in the Total Project Budget:

- \$18,200 for coverage of rooftop concrete masonry unit wall with plywood sheating and roofing membrane.
- \$61,900 for coverage of rooftop concrete masonry unit wall with plywood sheating, roof membrane and 22 gage aluminum siding.

The District will only consider the alternates if the construction bids come in lower than the estimated Construction Budget and within the Estimated Total Maximum Facilities Grant. However, these add alternates will not be eligible for reimbursement by the MSBA.

Project Funding Agreement	
Enrollment: 662 Total Square Feet: 158,000	District’s Proposed Project Budget
Project Budget ¹	\$3,126,310
Scope Exclusions/Ineligible Costs ²	\$ 43,800
Estimated Basis of Total Facilities Grant	\$3,082,510
Reimbursement Rate	62.04 %
Estimated Maximum Total Facilities Grant ³	\$1,912,389
Potentially eligible owner’s and construction contingencies	\$147,370
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$91,391
Total Project Budget	\$3,273,620
Maximum Total Facilities Grant ⁴	\$2,003,781

¹ Does not include owner’s or construction contingencies.

² Scope exclusions/ineligible costs include legal fees.

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 \$1,912,389; however, the District may be eligible for up to an additional \$91,391 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 \$2,003,781 for the Project Funding Agreement for a roof replacement project at the Pathfinder Regional Vocational Technical High School.