

District: Groton-Dunstable Regional School District  
 School Name: Groton-Dunstable Regional Middle School  
 Recommended Category: Project Funding Agreement  
 Date: November 7, 2012

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the Groton-Dunstable Regional School District for a roof replacement project at the Groton-Dunstable Regional Middle School.

<b>District Info</b>	
District Name	Groton-Dunstable Regional School District
Elementary School(s)	Boutwell Early Childhood Center (PK) Florence Roche Elementary School (K-4) Swallow Union Elementary School (K-4)
Middle School(s)	Groton-Dunstable Regional Middle School (5-8)
High School(s)	Groton-Dunstable Regional High School (9-12)
Priority School Name	Groton-Dunstable Regional Middle School
Type of School	Middle School
Grades Served	5-8
Year Opened	1962
Existing Square Footage	187,000
Additions	1999
Building Issues	Roof
2011-2012 Enrollment	902

<b>MSBA Votes</b>	
Invitation to Feasibility Study	March 28, 2012
Project Funding Agreement Authorization	On November 14, 2012 Board agenda
Reimbursement Rate	45.74%

<b>Consultants</b>	
Owner’s Project Manager	Collaborative Partners, Inc.
Designer	ICON Architecture, 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, ICON Architecture, Inc., recommends completely removing the ballasted ethylene propylene diene monomer (“EPDM”) roof system down to the roof decking and replacing it with a polyvinyl chloride (“PVC”) roof system. The Designer 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 \$1,609,087 which includes a construction cost of \$1,316,890. Construction costs include:

- \$18.16/sf for roof replacement and associated costs of \$317,817 for roof deck repair, drainage repair, and above-the-roof-line repair of masonry and thru-flashing.

The District is also proposing one deduct alternate:

- \$69,357 to install a thermoplastic polyolefin (“TPO”) roofing system in lieu of a PVC roofing system.

The alternate will only be considered an eligible expense if it can be accommodated within the Total Project Budget and within the estimated maximum Total Facilities Grant.

<b>Project Funding Agreement</b>	
Enrollment: 902	
Total Square Feet: 187,000	District’s Proposed Project Budget
Project Budget <sup>1</sup>	\$1,538,804
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$10,000
Estimated Basis of Total Facilities Grant	\$1,528,804
Reimbursement Rate	45.74%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$699,275
Potentially eligible owner’s and construction contingencies	\$70,283
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$32,148
Total Project Budget	\$1,609,087
Maximum Total Facilities Grant <sup>4</sup>	\$731,423

<sup>1</sup> Does not include owner’s or construction contingencies.

<sup>2</sup> Scope exclusions/ineligible costs include town permitting.

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

<sup>4</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 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 \$699,275; however, the District may be eligible for up to an additional \$32,148 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 \$731,423 for the Project Funding Agreement for the roof repair/replacement project at the Groton-Dunstable Regional Middle School.