

District: Hamilton-Wenham Regional School District  
 School Name: Cutler Elementary 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 Hamilton-Wenham Regional School District for a roof replacement project at the Cutler Elementary School.

<b>District Info</b>	
District Name	Hamilton-Wenham Regional School District
Elementary School(s)	Bessie Buker Elementary School (K-5) Cutler Elementary School (K-5) Winthrop Elementary School (PK-5)
Middle School(s)	Miles River Middle School (6-8)
High School(s)	Hamilton-Wenham Regional High School (9-12)
Priority School Name	Cutler Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1952
Total Square Footage	42,050
Additions	1952, 1956, 1989
Building Issues	Roof
2011-2012 Enrollment	264

<b>MSBA Votes</b>	
Invitation to Feasibility Study	June 6, 2012
Project Funding Agreement Authorization	On November 14, 2012 Board agenda
Reimbursement Rate	43.42%

<b>Consultants</b>	
Owner’s Project Manager	Coast & Harbor Associates, Inc.
Designer	CBI Consulting, 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, CBI Consulting, Inc., recommends removing the existing 40,000 square foot polyvinyl chloride (“PVC”) roof system down to the metal and wood decking and installing an ethylene propylene diene monomer (“EPDM”) fully-adhered membrane roof system, with a thickness of 60 mil, over a dens deck cover board with a minimum of four polyisocyanurate insulation and a vapor barrier. 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 provided a Total Project Budget of \$676,793 which includes a construction cost of \$547,326. Construction costs include:

- \$10.03/sf for roof replacement and associated costs of \$81,650 for demolition, roof deck repair, drainage repair, and above-the-roof-line repair of masonry and thru-flashing

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

- \$14,400 to remove and replace all ten existing skylights
- \$3,400 to install an additional roof hatch

The District will only consider the alternates if the construction bids come in lower than the estimated Construction Budget shown in the Total Project Budget. These alternates will only be considered eligible expenses if they can be accommodated within the Total Project Budget and within the estimated maximum Total Facilities Grant.

<b>Project Funding Agreement</b>	
Enrollment: 300	
Total Square Feet: 42,050	District's Proposed Project Budget
Project Budget <sup>1</sup>	\$647,425
Scope Exclusions/Ineligible Costs	\$0
Estimated Basis of Total Facilities Grant	\$647,425
Reimbursement Rate	43.42%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$281,112
Potentially eligible owner's and construction contingencies	\$29,368
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$12,752
Total Project Budget	\$676,793
Maximum Total Facilities Grant <sup>3</sup>	\$293,864

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

<sup>2</sup> Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.

<sup>3</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 \$281,112; however, the District may be eligible for up to an additional \$12,752 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 \$293,864 for the Project Funding Agreement for the roof repair/replacement project at the Cutler Elementary School.