

District: Town of Dracut
 School Name: Brookside Elementary School
 George H. Englesby Elementary School
 Recommended Category: Project Funding Agreement
 Date: February 6, 2020

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Dracut for a roof replacement project at the Brookside Elementary School and a roof replacement project at the George H. Englesby Elementary School.

District Info	
District Name	Town of Dracut
Elementary School(s)	Brookside Elementary School (K-5) George H. Englesby Elementary School (K-5) Greenmont Avenue School (K-5) Joseph A. Campbell Elementary School (PK-5)
Middle School(s)	Justus C. Richardson Middle School (6-8)
High School(s)	Dracut Senior High School (9-12)

School Info		
School Name	Brookside Elementary School	George H. Englesby Elementary School
Type of School	Elementary School	Elementary School
Grades Served	K-5	K-5
Year Opened	1968	1963
Total Building Square Footage	92,000	93,700
Additions	N/A	N/A
Building Issues	Roof	Roof
2018-2019 Enrollment	439	543

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 26, 2019
Project Funding Agreement Authorization	On February 13, 2020 Board agenda
Reimbursement Rate	57.74%

Consultants	
Owner’s Project Manager (the “OPM”)	The Vertex Companies, Inc.
Designer	Civitects, PC

Discussion

The OPM and Designer conducted a feasibility analysis of the facilities and developed Schematic Designs including proposed scopes of work, schedules, and estimated budgets. The District’s Designer, Civitects Professional Corporation, recommends roof replacement at the Brookside Elementary School and roof replacement at the George H.

Englesby 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 with the District and its consultants.

At the Brookside Elementary School, the District has provided a Total Project Budget of \$3,536,208, which includes a construction cost of \$3,006,970. Construction costs include:

- \$1,163,758 (\$18.72/ sf) for the polyvinyl chloride (“PVC”) roof;
- \$221,400 for demolition;
- \$299,023 for masonry;
- \$316,800 for flashing;
- \$192,446 for HVAC remove and reinstall;
- \$263,220 for new HVAC work (ineligible for reimbursement);
- \$116,334 for vent pipe and drains;
- \$113,859 for electrical (\$69,947 ineligible for reimbursement);
- \$110,382 for rough carpentry;
- \$121,093 for ADA scope;
- and \$88,655 for associated roof replacement work.

At the George H. Englesby Elementary School, the District has provided a Total Project Budget of \$2,806,808, which includes a construction cost of \$2,328,197. Construction costs include:

- \$1,228,169 (\$24.82/ sf) for the polyvinyl chloride (“PVC”) roof;
- \$114,400 for demolition;
- \$148,842 for hazmat allowance;
- \$112,495 for rough carpentry;
- \$149,015 for sheet metal flashing;
- \$173,616 for HVAC remove and reinstall;
- \$90,369 for new HVAC work (ineligible for reimbursement);
- \$139,606 for electrical (\$70,921 ineligible for reimbursement);
- \$65,653 for ADA scope;
- and \$106,032 for associated roof replacement work.

Project Funding Agreement	Brookside Elementary School	George H. Englesby Elementary School	District’s Total Proposed Budget
Enrollment	439	543	
Total Square Feet	92,000	93,700	
Project Budget ¹	\$3,355,789	\$2,667,116	\$6,022,905
Scope Exclusions/Ineligible Costs ²	\$333,167	\$161,291	\$494,458
Estimated Basis of Total Facilities Grant	\$3,022,622	\$2,505,825	\$5,528,447
Reimbursement Rate	57.74%	57.74%	57.74%
Estimated Maximum Total Facilities Grant ³	\$1,745,262	\$1,446,863	\$3,192,125

Project Contingencies ⁴	\$180,419	\$139,692	\$320,111
Potentially Eligible Owner's and Construction Contingencies	\$147,059	\$119,180	\$266,239
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures ⁵	\$84,912	\$68,815	\$153,727
Total Project Budget	\$3,536,208	\$2,806,808	\$6,343,016
Maximum Total Facilities Grant ⁶	\$1,830,174	\$1,515,678	\$3,345,852

¹ Does not include Owner's or Construction Contingencies.

² Scope exclusions/ineligible costs at both schools include new HVAC equipment and new electrical scope.

³ 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.

⁴ Includes eligible and ineligible Owner's and Construction Contingency.

⁵ 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."

⁶ 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 an Estimated Maximum Total Facilities Grant of \$3,192,125; however, the District may be eligible for up to an additional \$153,727 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 \$3,345,852 for a roof replacement project at the Brookside Elementary School and a roof replacement project at the George H. Englesby Elementary School.