

District: Town of East Bridgewater  
 School Name: Central 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 East Bridgewater for a partial roof replacement project at the Central Elementary School.

<b>District Info</b>	
District Name	Town of East Bridgewater
Elementary School	Central Elementary School (PK-2)
Middle School	Gordon W. Mitchell School (3-6)
High School	East Bridgewater Jr./Sr. High School (7-12)
Priority School Name	Central Elementary School
Type of School	Elementary School
Grades Served	PK-2
Year Opened	1951
Existing Square Footage	96,000
Additions	1962, 2006
Building Issues	Roof
2018-2019 Enrollment	586

<b>MSBA Votes</b>	
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%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	PMA Consultants, LLC
Designer	Kaestle Boos Associates, 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, Kaestle Boos Associates, Inc., recommends a partial roof replacement at the Central Elementary School. The Designer has confirmed that the partial roof will be in compliance with the MSBA’s sustainability requirements.

MSBA staff reviewed the consultants’ existing conditions analysis and proposed schedule that were provided by the District. Also, MSBA staff discussed the scope and budget with

the District and its consultants. The District has provided a Total Project Budget of \$2,222,224, which includes a construction cost of \$1,795,675. Construction costs include:

- \$299,984 (\$17.50/sf) for architectural shingle roof;
- \$356,657 (\$29.94/sf) for the polyvinylchloride (“PVC”) roof;
- \$263,013 for roof demolition and hazardous waste abatement;
- \$301,627 for masonry repairs (\$178,305 ineligible costs for out of scope work);
- \$83,829 for metal decking and rough carpentry;
- \$71,063 for sheet metal flashing;
- \$160,607 for metal wall panels and windows at roof;
- \$38,378 for attic louvers;
- \$68,265 for HVAC, plumbing, and electrical;
- and \$152,252 for other associated roof replacement work.

<b>Project Funding Agreement</b>	
Enrollment: 586	District’s Proposed
Total Square Feet: 96,000	Project Budget
Project Budget <sup>1</sup>	\$2,123,462
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$178,305
Estimated Basis of Total Facilities Grant	\$1,945,157
Reimbursement Rate	57.74%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$1,123,134
Project Contingencies <sup>4</sup>	\$98,762
Potentially Eligible Owner’s and Construction Contingencies	\$84,643
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures <sup>5</sup>	\$48,873
Total Project Budget	\$2,222,224
Maximum Total Facilities Grant <sup>6</sup>	\$1,172,007

<sup>1</sup> Does not include Owner’s or Construction Contingencies.

<sup>2</sup> Scope exclusions/ineligible costs include masonry repairs below the roof line.

<sup>3</sup> 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.

<sup>4</sup> Includes eligible and ineligible Owner’s and Construction Contingency.

<sup>5</sup> 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.”

<sup>6</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 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 \$1,123,134; however, the District may be eligible for up to an additional \$48,873 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 \$1,172,007 for the Project Funding Agreement for a partial roof replacement project at the Central Elementary School.