

District: Hampden-Wilbraham Regional School District  
 School Name: Wilbraham Middle 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 Hampden-Wilbraham Regional School District for a roof replacement project at the Wilbraham Middle School.

| <b>District Info</b>    |  |
|-------------------------|--|
| District Name           | Hampden-Wilbraham Regional School District   |
| Elementary Schools      | Green Meadows Elementary School (PK-8)<br>Mile Tree Elementary School (PK-1)<br>Stony Hill School (2-3)<br>Soule Road School (4-5) |
| Middle School           | Wilbraham Middle School (6-8)  |
| High School             | Minnechaug Regional High School (9-12)   |
| Priority School Name    | Wilbraham Middle School  |
| Type of School          | Middle School  |
| Grades Served           | 6-8  |
| Year Opened             | 1968   |
| Existing Square Footage | 99,750   |
| Additions               | N/A  |
| Building Issues         | Roof   |
| 2018-2019 Enrollment    | 614  |

| <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  | 54.36%                            |

| <b>Consultants</b>                  |                              |
|-------------------------------------|------------------------------|
| Owner’s Project Manager (the “OPM”) | Leftfield, LLC               |
| Designer                            | Dietz & Co. 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, Dietz & Co. Architects, Inc. recommends a roof replacement at the Wilbraham Middle School. The Designer has confirmed that the roof replacement 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 \$3,169,773, which includes a construction cost of \$2,483,597. Construction costs include:

- \$1,325,264 (\$17.09/sf) for the polyvinyl chloride (“PVC”) roof;
- \$334,289 for demolition;
- \$135,954 for masonry;
- \$100,356 for ladders and snow guards;
- \$69,239 for finishes and rough carpentry;
- \$70,493 for roof drains;
- \$146,802 for flashings;
- \$148,590 for HVAC (remove and reinstall);
- \$63,941 for electrical;
- and \$88,669 for associated roof work.

| <b>Project Funding Agreement</b>   |                     |
|--|---------------------|
| Enrollment: 614  | District’s Proposed |
| Total Square Feet: 99,750  | Project Budget      |
| Project Budget <sup>1</sup>  | \$2,897,508         |
| Scope Exclusions/Ineligible Costs  | \$0                 |
| Estimated Basis of Total Facilities Grant  | \$2,897,508         |
| Reimbursement Rate   | 54.36%              |
| Estimated Maximum Total Facilities Grant <sup>2</sup>  | \$1,575,085         |
|  |                     |
| Project Contingencies <sup>3</sup>   | \$272,265           |
| Potentially Eligible Owner’s and Construction Contingencies  | \$136,598           |
| Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures <sup>4</sup> | \$74,255            |
|  |                     |
| Total Project Budget   | \$3,169,773         |
| Maximum Total Facilities Grant <sup>5</sup>  | \$1,649,340         |

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

<sup>2</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>3</sup> Includes eligible and ineligible Owner’s and Construction Contingency.

<sup>4</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>5</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 \$1,575,085; however, the District may be eligible for up to an additional \$74,255 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 \$1,649,340 for the Project Funding Agreement for a roof replacement project at the Wilbraham Middle School.