

District: Town of Wakefield
 School Name: Greenwood 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 Wakefield a roof replacement project at the Greenwood School.

District Info	
District Name	Town of Wakefield
Elementary Schools	Dolbeare School (K-4) Early Childhood Center at the Doyle School (PK) Greenwood School (K-4) Walton School (K-4) Woodville School (K-4)
Middle School	Galvin Middle School (5-8)
High School	Wakefield Memorial High School (9-12)
Priority School Name	Greenwood School
Type of School	Elementary School
Grades Served	K-4
Year Opened	1897
Existing Square Footage	36,330
Additions	1924
Building Issues	Roof
2018-2019 Enrollment	220

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	49.94%

Consultants	
Owner’s Project Manager (the “OPM”)	PMA Consultants, LLC
Designer	Gale 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, Gale Associates, Inc., recommends a roof replacement project at the Greenwood 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 \$1,675,490, which includes a construction cost of \$1,161,723. Construction costs include:

- \$407,082 (\$25.56/sf) for the installation of a new polyvinyl chloride (“PVC”) membrane roof;
- \$39,108 for hazardous material abatement;
- \$69,417 for roofing hoisting and commissioning;
- \$110,575 for roof plumbing;
- \$60,488 for new roof ventilator hoods (ineligible for reimbursement);
- \$70,941 for HVAC disconnect/reconnect;
- \$225,745 for ADA upgrades;
- and \$178,367 for demolition and other associated roof replacement work.

Project Funding Agreement	
Enrollment: 220	District’s Proposed
Total Square Feet: 36,330	Project Budget
Project Budget ¹	\$1,485,503
Scope Exclusions/Ineligible Costs ²	\$128,762
Estimated Basis of Total Facilities Grant	\$1,356,741
Reimbursement Rate	49.94%
Estimated Maximum Total Facilities Grant ³	\$677,556
Project Contingencies ⁴	\$189,987
Potentially Eligible Owner’s and Construction Contingencies	\$55,062
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures ⁵	\$27,498
Total Project Budget	\$1,675,490
Maximum Total Facilities Grant ⁶	\$705,054

¹ Does not include Owner’s or Construction Contingencies.

² Scope exclusions/ineligible costs include legal fees, new roof ventilator hoods, and soft costs that exceed the \$250,000 cap.

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 \$677,556; however, the District may be eligible for up to an additional \$27,498 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 \$705,054 for the Project Funding Agreement for a roof replacement project at the Greenwood School.