

District: Town of Wayland
 School Name: Loker 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 Wayland for a partial roof replacement project at the Loker School.

District Info	
District Name	Town of Wayland
Elementary Schools	Claypit Hill School (K-5) Happy Hollow School (K-5) Loker School (K-5)
Middle School	Wayland Middle School (6-8)
High School	Wayland High School (9-12)
Priority School Name	Loker School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1957
Existing Square Footage	50,738
Additions	1963, 1991, 1999
Building Issues	Roof
2018-2019 Enrollment	270

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	35.42%

Consultants	
Owner’s Project Manager (the “OPM”)	Architectural Consulting Group, LLC
Designer	Tighe and Bond, 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, Tighe and Bond, Inc. recommends partial roof replacement at the Loker School. The Designer has confirmed that the partial 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 3,798,498, which includes a construction cost of 3,019,637. Construction costs include:

- \$1,502,488 (\$33.80/ sf) for the polyvinyl chloride (“PVC”) roof;
- \$258,661 for demolition;
- \$100,230 for replacing gypsum roof deck;
- \$66,820 for the repair of existing roof deck;
- \$256,991 for carpentry;
- \$163,708 for insulated metal panel;
- \$61,341 for roof accessories;
- \$129,627 for plumbing;
- \$213,223 for HVAC remove and reinstall;
- \$120,929 for new HVAC work (ineligible for reimbursement);
- \$81,069 for electrical (\$30,419 ineligible for reimbursement);
- and \$64,550 for associated roof replacement work (\$2,673 ineligible for reimbursement).

The District proposed an add alternate for the following scope of work. The District may consider the add alternate if the construction bids come in lower than the estimated Construction Budget shown in the Total Project Budget.

- \$502,186 for the roof replacement on the 1999 addition (ineligible for reimbursement).

Project Funding Agreement	
Enrollment: 270	District’s Proposed Project Budget
Total Square Feet: 50,738	
Project Budget ¹	\$3,481,437
Scope Exclusions/Ineligible Costs ²	\$154,021
Estimated Basis of Total Facilities Grant	\$3,327,416
Reimbursement Rate	35.42%
Estimated Maximum Total Facilities Grant ³	\$1,178,571
Project Contingencies ⁴	\$317,061
Potentially Eligible Owner’s and Construction Contingencies	\$157,609
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures ⁵	\$55,825
Total Project Budget	\$3,798,498
Maximum Total Facilities Grant ⁶	\$1,234,396

¹ Does not include Owner’s or Construction Contingencies.

² Scope exclusions/ineligible costs include permits and fees, new HVAC equipment and new electrical work associated with new roof top units.

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.

⁵The “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.”

⁶Includes 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 \$1,178,571; however, the District may be eligible for up to an additional \$55,825 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 \$1,234,396 for the Project Funding Agreement for a partial roof replacement project at the Loker School.