

District: Dighton-Rehoboth Regional School District
 School Name: Dighton Elementary School
 Dighton Middle School
 Dighton-Rehoboth Regional High School
 Dorothy L. Beckwith Middle School
 Recommended Category: Project Funding Agreement
 Date: January 22, 2014

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Dighton-Rehoboth Regional School District for roof replacement projects at the Dighton Elementary School, Dighton Middle School, and the Dorothy L. Beckwith Middle School and for a partial roof replacement project at the Dighton-Rehoboth Regional High School.

District Info	
District Name	Dighton-Rehoboth Regional School District
Elementary School(s)	Dighton Elementary School (K-4) Palmer River Elementary School (PK-4)
Middle School(s)	Dighton Middle School (5-8) Dorothy L. Beckwith Middle School (5-8)
High School(s)	Dighton-Rehoboth Regional High School (9-12)

School Info				
School Name	Dighton Elementary School	Dighton Middle School	Dighton-Rehoboth Regional High School	Dorothy L. Beckwith Middle School
Type of School	Elementary	Middle School	High School	Middle School
Grades Served	K-4	5-8	9-12	5-8
Year Opened	1953	1993	1960	1970
Existing Square Footage	68,000	68,000	280,000	98,000
Additions	1999	N/A	N/A	N/A
Building Issues	Roof	Roof	Roof	Roof
2012-2013 Enrollment	422	403	891	608

MSBA Votes	
Invitation to Feasibility Study	July 31, 2013
Project Funding Agreement Authorization	On January 29, 2014 Board agenda
Reimbursement Rate	52.06%

Consultants	
Owner's Project Manager	Arcadis U.S., Inc.
Designer	Dietz & Co. Architects

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, recommends roof replacement at the Dighton Elementary School, the Dighton Middle School, the Dorothy L. Beckwith Middle School and a partial roof replacement at the Dighton-Rehoboth Regional High School. The Designer has confirmed that the roofs will be in compliance with the MSBA's sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analysis and proposed schedule provided by the District and have discussed the scope and budget with the District and its consultants. The District has provided a Total Project Budget of \$13,626,194 which includes a construction cost of \$11,339,445. Construction costs include

- Dighton Elementary School
 - \$17.75/sf for the shingle roof
 - \$19.91/sf for the PVC roof
 - \$716,584 for associated work
- Dighton Middle School
 - \$15.91/sf for the shingle roof
 - \$26.57/sf for the PVC roof
 - \$401,227 for associated work
- Dighton – Rehoboth Regional High School
 - \$21.92/sf for the PVC roof
 - \$1,661,275 for associated work which includes \$800,522 for the removal and reinstallation of rooftop exhaust fans and ductwork as well as \$284,176 in a new rooftop guardrail system
- Dorothy Beckwith Middle School
 - \$22.98/sf for the PVC roof
 - \$670,254 for associated work

The District is also proposing one add alternate at the Dorothy L. Beckwith Middle School which is not included in the Total Project Budget:

- \$34,965 for the replacement of the lightning protection system.

The District will only consider the alternate if the construction bids come in lower than the estimated Construction Budget and within the Estimated Total Maximum Facilities Grant.

Project Funding Agreement:	Dighton Elementary School	Dighton Middle School	Dighton-Rehoboth Regional High School	Dorothy L Beckwith Middle School	District's Total Proposed Budget
Enrollment:	422	403	891	608	
Total Square Feet:	68,000	68,000	280,000	98,000	
Project Budget ¹	\$2,426,055	\$1,499,923	\$6,395,512	\$2,704,011	\$13,025,501
Scope Exclusions/Ineligible Costs ²	\$4,420	\$90,595	\$4,080	\$5,100	\$104,195
Estimated Basis of Total Facilities Grant	\$2,421,635	\$1,409,328	\$6,391,432	\$2,698,911	\$12,921,306
Reimbursement Rate	52.06%	52.06%	52.06%	52.06%	52.06%
Estimated Maximum Total Facilities Grant ³	\$1,260,703	\$733,696	\$3,327,379	\$1,405,053	\$6,726,831
Potentially eligible owner's and construction contingencies	\$109,062	\$65,360	\$303,075	\$123,196	\$600,693
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$56,778	\$34,026	\$157,781	\$64,136	\$312,721
Total Project Budget	\$2,535,117	\$1,565,283	\$6,698,587	\$2,827,207	\$13,626,194
Maximum Total Facilities Grant ⁴	\$1,317,481	\$767,723	\$3,485,160	\$1,469,189	\$7,039,553

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include consultant costs in excess of the 20% soft cost cap at the Dighton Elementary School and the Dighton Middle School and costs associated with painting roof top unit steel dunnage at the Dighton Middle School, Dighton – Rehoboth Regional High School, and the Dorothy Beckwith Middle School.

³ Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.

⁴ Includes maximum possible owner's and construction contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in its sole discretion. 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 \$6,726,831; however, the District may be eligible for up to an additional \$312,721 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 \$7,039,553 for the Project Funding Agreement for roof replacement projects at the Dighton Elementary School, Dighton Middle School, and the Dorothy L. Beckwith Middle School and for a partial roof replacement project at the Dighton-Rehoboth Regional High School.