

District: Pentucket Regional School District
 School Name: Pentucket Regional 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 Pentucket Regional School District for a roof and boiler replacement project at the Pentucket Regional Middle School.

District Info	
District Name	Pentucket Regional School District
Elementary School(s)	Dr. Frederick N. Sweetsir School (PK-2) Dr. John C. Page School (PK-6) Elmer S. Bagnall School (PK-6) Helen R. Donaghue School (3-6)
Middle School(s)	Pentucket Regional Middle School (7-8)
High School(s)	Pentucket Regional Senior High School (9-12)
Priority School Name	Pentucket Regional Middle School
Type of School	Middle School
Grades Served	7-8
Year Opened	1967
Existing Square Footage	123,000
Additions	1995: Auditorium, library, classrooms, and administrative offices addition
Building Issues	Roof Boiler
2012-2013 Enrollment	526

MSBA Votes	
Invitation to Feasibility Study	June 5, 2013
Project Funding Agreement Authorization	On January 29, 2014 Board agenda
Reimbursement Rate	50.79%

Consultants	
Owner's Project Manager	Arcadis US
Designer	CGKV 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, CGKV Architects, recommends a roof and boiler replacement project at the Pentucket Regional Middle School. The Designer has confirmed that the roof and boiler 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 \$1,668,387 which includes a construction cost of \$1,271,833. Construction costs include:

- \$15.58/sf for the shingle roof
- \$21.78/sf for the EPDM roof
- \$195,015 for associated work
- \$583,772 for the boiler replacement
- \$275,277 for demolition and associated work.

Project Funding Agreement	
Enrollment: 526	
Total Square Feet: 123,000	District's Proposed Project Budget
Project Budget ¹	\$1,598,266
Scope Exclusions/Ineligible Costs ²	\$156,066
Estimated Basis of Total Facilities Grant	\$1,442,200
Reimbursement Rate	50.79%
Estimated Maximum Total Facilities Grant ³	\$732,493
Potentially eligible owner's and construction contingencies	\$70,121
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$35,614
Total Project Budget	\$1,668,387
Maximum Total Facilities Grant ⁴	\$768,108

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, work associated with the removal of the underground oil tank, and repair work to the roof area to remain.

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 \$732,493; however, the District may be eligible for up to an additional \$35,614 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 \$768,108 for the Project Funding Agreement for a roof and boiler replacement at the Pentucket Regional Middle School.