

District: Town of Danvers  
 School Name: Highlands Elementary School  
 Recommended Category: Project Funding Agreement  
 Date: February 6, 2019

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Danvers for a roof replacement project at the Highlands Elementary School.

<b>District Info</b>	
District Name	Town of Danvers
Elementary Schools	Great Oak Elementary School (K-5) Highlands Elementary School (K-5) Ivan G. Smith Elementary School (K-5) Riverside Elementary School (PK-5) Willis E. Thorpe Elementary School (K-5)
Middle School	Holten Richmond Middle School (6-8)
High School	Danvers High School (9-12)
Priority School Name	Highlands Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1956
Existing Square Footage	54,858
Additions	N/A
Building Issues	Roof
2017-2018 Enrollment	373

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	June 27, 2018
Project Funding Agreement Authorization	On February 13, 2019 Board agenda
Reimbursement Rate	50.58%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Jacobs
Designer	ICON Architecture, 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, ICON Architecture, Inc., recommends a roof replacement project at the Highlands Elementary School. The Designer has confirmed that the roof replacement project 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 \$3,244,746, which includes a construction cost of \$2,774,225. Construction costs include:

- \$1,453,635 (\$31.19/sf) for the installation of a new polyvinyl chloride (“PVC”) membrane roof;
- \$661,852 for demolition;
- \$37,661 for hazardous material abatement;
- \$7,409 for masonry cleaning and repointing (ineligible for reimbursement);
- \$30,993 for ladders and roof hatch;
- \$112,396 for blocking and carpentry;
- \$30,315 for gutters and downspouts;
- \$26,857 for skylights;
- \$25,951 for plumbing;
- \$286,529 for the disconnect and reconnect of HVAC equipment;
- \$22,622 for electrical disconnect and reconnect;
- And \$78,005 for other associated roof replacement work.

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

- \$73,986 for ethylene propylene diene monomer (“EPDM”) roof substitution

<b>Project Funding Agreement</b>	
Enrollment: 373	District’s Proposed
Total Square Feet: 54,858	Project Budget
Project Budget <sup>1</sup>	\$3,093,846
Scope Exclusions/Ineligible Costs <sup>2</sup>	-\$7,409
Estimated Basis of Total Facilities Grant	\$3,086,437
Reimbursement Rate	50.58%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$1,561,120
Project Contingencies <sup>4</sup>	\$150,900
Potentially Eligible Owner’s and Construction Contingencies	\$150,900
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures <sup>5</sup>	\$76,325
Total Project Budget	\$3,244,746
Maximum Total Facilities Grant <sup>6</sup>	\$1,637,445

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

<sup>2</sup> Scope exclusions/ineligible costs include masonry cleaning and repointing.

<sup>3</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>4</sup>*Includes eligible Owner's and Construction Contingency.*

<sup>5</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>6</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 \$1,561,120; however, the District may be eligible for up to an additional \$76,325 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 \$1,637,445 for the Project Funding Agreement for a roof replacement project at the Highlands Elementary School.