

District: Norfolk County Agricultural School District  
 School Name: Norfolk County Agricultural High School  
 Recommended Category: Project Funding Agreement  
 Date: August 21, 2019

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the Norfolk County Agricultural School District for a partial roof and partial windows/doors replacement project at Kemp Hall located in the Norfolk County Agricultural High School campus.

At the June 27, 2018 Board of Directors Meeting, the District’s invitation to the Accelerated Repair Program (“ARP”) included the replacement of the roof and windows/doors at both Kemp Hall and the Plant Science Building as well as the boilers at the Plant Science Building. Following the completion of the Schematic Design, the District elected not to proceed with the proposed roof, windows/doors, and boiler scope at the Plant Science Building and this scope will be removed from the ARP invitation.

<b>District Info</b>	
District Name	Norfolk County Agricultural School District
Elementary Schools	N/A
Middle School	N/A
High School	Norfolk County Agricultural High School (9-12)
Priority School Name	Norfolk County Agricultural High School
Type of School	High School
Grades Served	9-12
Year Opened	1915
Existing Square Footage	203,574
Additions	1966, 1982, 1988, 2014
Building Issues	Roof/Windows/Doors/Boilers
2018-2019 Enrollment	557

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	June 27, 2018
Project Funding Agreement Authorization	On August 28, 2019 Board agenda
Reimbursement Rate	49.31%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Atlantic Construction Management, Inc.
Designer	Raymond Design Associates, Inc.

**Discussion**

The OPM and Designer conducted a feasibility analysis of the facility and developed a Schematic Design, which includes a proposed scope of work, schedule, and estimated budget. The District’s Designer, Raymond Design Associates, recommends a partial roof and partial windows/doors replacement project at Kemp Hall located in the Norfolk County Agricultural High School campus. The Designer has confirmed that the scope of work will follow 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 project’s scope and budget with the District and its consultants. The District has provided a Total Project Budget of \$4,999,135, which includes a construction cost of \$3,492,516. Construction costs include:

- \$544,119 (24.96/sq. ft.) for a new 90-mil ethylene propylene diene terpolymer (“EPDM”) roof;
- \$579,507 for associated demolition and abatement at the roof level;
- \$129,265 for flashing and a metal panel system at the roofline cheek wall;
- \$166,081 for associated plumbing, fans, and vents;
- and \$315,113 in other associated roof work.
  
- \$560,475 (\$224.81/sq. ft.) for new aluminum windows, aluminum storefront, kalwall system, and associated demolition;
- \$110,181 for associated abatement at windows;
- \$144,767 for sealants and flashing;
- \$78,893 for new doors;
- and \$144,404 in other associated window work.
  
- \$425,770 in accessibility upgrades (ineligible for reimbursement).
  
- \$293,941 for new sprinkler system (ineligible for reimbursement).

<b>Project Funding Agreement</b>	
Enrollment: 557	District’s Proposed
Total Square Feet: 203,574	Project Budget
Project Budget <sup>1</sup>	\$4,584,625
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$1,257,259
Estimated Basis of Total Facilities Grant	\$3,327,366
Reimbursement Rate	49.31%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$1,640,724
Project Contingencies <sup>4</sup>	\$414,510
Potentially Eligible Owner’s and Construction Contingencies	\$152,504

Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures <sup>5</sup>	\$75,200
Total Project Budget	\$4,999,135
Maximum Total Facilities Grant <sup>6</sup>	\$1,715,924

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

<sup>2</sup> Scope exclusions/ineligible costs include construction contingency in excess of the 5% construction budget cap, owner's contingency in excess of the 0.5% construction budget cap, soft costs that are associated with ineligible scope and exceed 20% of the construction budget cap, and construction budget associated with accessibility upgrades and a new sprinkler system.

<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 and ineligible 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 \$1,640,724; however, the District may be eligible for up to an additional \$75,200 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 \$1,715,924 for the Project Funding Agreement for a partial roof and partial window/door replacement project at Kemp Hall at the Norfolk County Agricultural High School.