

District: Essex North Shore Agricultural & Technical School District
 School Name: Essex Technical High School
 Recommended Category: Project Funding Agreement
 Date: April 8, 2020

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Essex North Shore Agricultural & Technical School District for a partial roof replacement project at the Essex Technical High School Alumni Gym building.

District Info	
District Name	Essex North Shore Agricultural & Technical School District
Elementary Schools	N/A
Middle School	N/A
High School	Essex Technical High School (9-12)
Priority School Name	Essex Technical High School
Type of School	High School
Grades Served	9-12
Year Opened	2014
Existing Square Footage	143,233
Additions	N/A
Building Issues	Roof at Essex Technical High School Alumni Gym building (predates year opened for primary school building)
2019-2020 Enrollment	1,492

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 26, 2019
Project Funding Agreement Authorization	On April 15, 2020 Board agenda
Reimbursement Rate	49.94%

Consultants	
Owner’s Project Manager (the “OPM”)	Atlantic Construction & Management, Inc.
Designer	ICON Architecture

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, recommends a partial roof replacement project at the Essex Technical High School Alumni Gym building. The Designer has

confirmed that the scope of work 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 \$1,506,748, which includes a construction cost of \$1,072,059. Construction costs include:

- \$444,047 (\$31.55/sf) for a new polyvinyl chloride (“PVC”) roof;
- \$152,939 for demolition and abatement;
- \$261,021 for gutters, miscellaneous metals, and flashing;
- \$74,442 for a new fire protection system (ineligible for reimbursement);
- and \$139,610 in associated roof replacement work.

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

- \$40,732 to add four new skylights (ineligible for reimbursement)
- \$135,000 to clean exterior masonry walls (ineligible for reimbursement)

Project Funding Agreement	
Enrollment: 1,492	District’s Proposed
Total Square Feet: 143,233	Project Budget
Project Budget ¹	\$1,393,009
Scope Exclusions/Ineligible Costs ²	\$140,404
Estimated Basis of Total Facilities Grant	\$1,252,605
Reimbursement Rate	49.94%
Estimated Maximum Total Facilities Grant ³	\$625,551
Project Contingencies ⁴	\$113,739
Potentially Eligible Owner’s and Construction Contingencies	\$49,881
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures ⁵	\$24,911
Total Project Budget	\$1,506,748
Maximum Total Facilities Grant ⁶	\$650,462

¹ Does not include Owner’s or Construction Contingencies.

² Scope exclusions/ineligible costs include soft costs that exceed 20% of the construction budget cap and costs for a new fire protection system.

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.

⁵ 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.”

⁶ 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 \$625,551; however, the District may be eligible for up to an additional \$24,911 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 \$650,462 for the Project Funding Agreement for a partial roof replacement project at the Essex Technical High School for the Essex Technical High School Alumni Gym building.