

District: Town of Westport  
 School Name: Westport Elementary 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 Town of Westport for a roof replacement project at the Westport Elementary School.

<b>District Info</b>	
District Name	Town of Westport
Elementary Schools	Alice A. Macomber Elementary School (K-2) Westport Elementary School (3-6)
Middle School	N/A
High School	Westport Junior/Senior High School (7-12)
Priority School Name	Westport Elementary School
Type of School	Elementary School
Grades Served	3-6
Year Opened	1978
Existing Square Footage	71,748
Additions	N/A
Building Issues	Roof
2019-2020 Enrollment	483

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	June 26, 2019
Project Funding Agreement Authorization	On April 15, 2020 Board agenda
Reimbursement Rate	48.27%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Vertex Construction Services
Designer	The S/L/A/M Collaborative

**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, the S/L/A/M Collaborative recommends a roof replacement at the Westport Elementary School. The Designer has confirmed that the roof replacement 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 \$4,510,537, which includes a construction cost of \$3,728,498. Construction costs include:

- \$2,431,728 (\$33.77/sf) for the installation of a new polyvinyl chloride (“PVC”) membrane roof;
- \$937,873 for hazardous material abatement;
- \$118,562 for blocking and carpentry;
- \$37,826 for gutters and downspouts;
- \$30,027 for new storm louvers;
- \$49,072 for roof plumbing and HVAC disconnect/reconnect;
- and \$123,410 for demolition and 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.

- \$174,336 for ethylene propylene diene monomer (“EPDM”) roof substitution.

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

- \$58,663 for a roof snow melt and de-icing system.

<b>Project Funding Agreement</b>	
Enrollment: 483	District’s Proposed
Total Square Feet: 71,748	Project Budget
Project Budget <sup>1</sup>	\$4,286,827
Scope Exclusions/Ineligible Costs	\$0
Estimated Basis of Total Facilities Grant	\$4,286,827
Reimbursement Rate	48.27%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$2,069,251
Project Contingencies <sup>3</sup>	\$223,710
Potentially Eligible Owner’s and Construction Contingencies	\$205,067
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures <sup>4</sup>	\$98,986
Total Project Budget	\$4,510,537
Maximum Total Facilities Grant <sup>5</sup>	\$2,168,237

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

<sup>2</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>3</sup> Includes eligible and ineligible Owner’s and Construction Contingency.

<sup>4</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>5</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 \$2,069,251; however, the District may be eligible for up to an additional \$98,986 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 \$2,168,237 for the Project Funding Agreement for a roof replacement project at the Westport Elementary School.