

District: Quabbin Regional School District
 School Name: Hubbardston Center School
 Recommended Category: Project Funding Agreement
 Date: June 17, 2020

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Quabbin Regional School District for a roof replacement project at the Hubbardston Center School.

District Info	
District Name	Quabbin Regional School District
Elementary Schools	Hubbardston Center School (K-6) Hardwick Elementary School (K-6) New Braintree Grade School (K-1) Oakham Center School (2-6) Ruggles Lane (K-6)
Middle School	Quabbin Regional Middle School (7-8)
High School	Quabbin Regional High School (9-12)
Priority School Name	Hubbardston Center School
Type of School	Elementary School
Grades Served	K-6
Year Opened	1954
Existing Square Footage	64,740
Additions	1990 Addition
Building Issues	Roof
2019-2020 Enrollment	309

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 26, 2019
Project Funding Agreement Authorization	On June 24, 2020 Board agenda
Reimbursement Rate	59.84%

Consultants	
Owner’s Project Manager (the “OPM”)	Anser Advisory, LLC
Designer	CSS Architects Incorporated

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, CSS Architects Incorporated, recommends a roof replacement at the Hubbardston Center 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 \$2,969,746 which includes a construction cost of \$2,199,136. Construction costs include:

- \$1,148,476 (\$26.10/sf) for an architectural shingle roof;
- \$199,496 (\$22.69/sf) for a polyvinyl chloride (“PVC”) roof;
- \$331,639 for demolition;
- \$163,444 for flashing and trim;
- \$39,413 for blocking;
- \$120,854 for new composite gutter;
- \$15,356 for HVAC and electrical;
- and \$180,458 for other associated roof replacement work (\$3,071 in construction permits and fees ineligible for reimbursement).

Project Funding Agreement	
Enrollment: 309	District’s Proposed
Total Square Feet: 64,740	Project Budget
Project Budget ¹	\$2,716,845
Scope Exclusions/Ineligible Costs ²	\$70,587
Estimated Basis of Total Facilities Grant	\$2,646,258
Reimbursement Rate	59.84%
Estimated Maximum Total Facilities Grant ³	\$1,583,521
Project Contingencies ⁴	\$252,901
Potentially Eligible Owner’s and Construction Contingencies	\$109,803
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures ⁵	\$65,706
Total Project Budget	\$2,969,746
Maximum Total Facilities Grant ⁶	\$1,649,227

¹ Does not include Owner’s or Construction Contingencies.

² Scope exclusions/ineligible costs include construction fees as well as permits and soft costs that exceed 20% of the construction budget cap.

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 \$1,583,521; however, the District may be eligible for up to an additional \$65,706 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 \$1,649,227 for the Project Funding Agreement for a roof replacement project at the Hubbardston Center School.