

District: Town of Wareham
 School Name: Wareham Middle School
 Wareham Senior High School
 Recommended Category: Project Funding Agreement
 Date: October 19, 2022

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Wareham for a partial roof replacement project at the Wareham Middle School and a boiler replacement project at the Wareham Senior High School. The Town of Wareham has requested an additional 100 days beyond the requisite 90 days to receive appropriations for the project. At this time, staff is recommending 190 days for the Town of Wareham to secure funding for a Project Funding Agreement.

At the October 27, 2021 Board of Directors meeting, the Town of Wareham received invitation to the Accelerated Repair Program for a potential roof replacement project at the Wareham Middle School based on the information provided in their Statement of Interest. At the time of invitation, staff understood the roof area requested for invitation in the Statement of Interest to represent the full roof of the School. Following review of the Schematic Design submission, staff understand the roof area for which the Town of Wareham requested and received invitation does not represent the full roof for the School. While the Town of Wareham is now seeking replacement of the entire roof, only the section identified in the Statement of Interest meets the 29 years of service qualified for invitation. Consequently, the recommendation is for a partial roof replacement project based on the section of roof eligible for reimbursement.

District Info	
District Name	Town of Wareham
Elementary School(s)	John William Decas Elementary (PK-2) Minot Forest Elementary (3-4)
Middle School(s)	Wareham Middle School (5-7)
High School(s)	Wareham Cooperative Alternative School (9-12) Wareham Senior High School (8-12)

School Info		
School Name	Wareham Middle School	Wareham Senior High School
Type of School	Middle School	High School
Grades Served	5-7	8-12
Year Opened	1952	1991
Total Building Square Footage	167,000	175,000
Additions	2005	N/A
Building Issues	Roof	Boilers
2021-2022 Enrollment	462	618

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 27, 2021
Project Funding Agreement Authorization	On October 26, 2022 Board agenda
Reimbursement Rate	71.58%

Consultants	
Owner's Project Manager (the "OPM")	Leftfield, LLC
Designer	CGKV Architects, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of the facilities and developed Schematic Designs including proposed scopes of work, schedules, and estimated budgets. The District's Designer, CGKV Architects, Inc., recommends a roof replacement project at the Wareham Middle School and a boiler replacement project at the Wareham Senior High School. The Designer has confirmed that the roof and boiler replacement will be in compliance with the MSBA's sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analyses and proposed schedules that were provided by the District. Also, MSBA staff discussed the scopes and budgets with the District and its consultants.

At the Wareham Middle School, the District has provided a Total Project Budget of \$8,991,377, which includes a construction cost of \$7,519,556. Construction costs include:

- \$2,488,632 (\$59.13/sf) for the installation of Polyvinyl Chloride ("PVC") roof on areas M-Q, U and V (\$1,015,692 is ineligible due to the \$35/square foot cost cap on roof replacements);
- \$166,219 for roof demolition and abatement for areas M-Q, U and V;
- \$414,480 for miscellaneous flashing, masonry and scuppers for areas M-Q, U and V;
- \$190,330 for miscellaneous carpentry, blocking and rooftop accessories for areas M-Q, U and V;
- \$144,783 for miscellaneous roof drain and vent plumbing, and associated finishes for areas M-Q, U and V;
- \$64,365 for the replacement of Makeup Air Unit 1 ("MAU-1"), Exhaust Fan 8 ("EF-8") and permitting (ineligible for reimbursement);
- \$108,983 for the removal and reinstallation of rooftop mechanical equipment for areas M-Q, U and V (ineligible for reimbursement);
- \$2,855,923 (\$56.66/sf) for the installation of Polyvinyl Chloride ("PVC") roof on areas A-L and R-T which do not meet the age requirement of 29 years of service (ineligible for reimbursement);
- \$263,360 for roof demolition and abatement for areas A-L and R-T (ineligible for reimbursement);
- \$319,305 for miscellaneous flashing, masonry and scuppers for areas A-L and R-T (ineligible for reimbursement);

- \$291,018 for miscellaneous carpentry, blocking and rooftop accessories for areas A-L and R-T (ineligible for reimbursement);
- \$150,466 for miscellaneous roof drain and vent plumbing, and associated finishes for areas A-L and R-T (ineligible for reimbursement);
- and \$61,692 for the removal and reinstallation of rooftop mechanical equipment for areas A-L and R-T (ineligible for reimbursement).

At the Wareham Senior High School, the District has provided a Total Project Budget of \$2,462,614, which includes a construction cost of \$1,862,668. Construction costs include:

- \$870,986 for the installation of five boilers (gas fired, 2,400 MBH each);
- \$226,751 for associated demolition and abatement;
- \$74,829 for concrete, masonry and exterior wall/louver infill;
- \$180,174 for miscellaneous boiler room plumbing;
- \$145,649 for boiler room HVAC;
- \$92,900 for boiler room electrical;
- \$189,954 for hot water tank replacement;
- \$81,425 for faucet replacements outside the boiler room and plumbing permitting (ineligible for reimbursement).

MSBA staff recommends the Estimated Total Facilities Grants and the Maximum Total Facilities Grants set forth in the table below subject to MSBA approval and audit:

Project Funding Agreement	Wareham Middle School	Wareham Senior High School
Enrollment	462	618
Total Square Feet	167,000	175,000
Project Budget ¹	\$8,577,801	\$2,360,168
Scope Exclusions/Ineligible Costs ²	\$5,580,521	\$222,676
Estimated Basis of Total Facilities Grant	\$2,997,280	\$2,137,492
Reimbursement Rate	71.58%	71.58%
Estimated Maximum Total Facilities Grant ³	\$2,145,453	\$1,530,017
Project Contingencies ⁴	\$413,576	\$102,446
Potentially Eligible Owner's and Construction Contingencies	\$124,887	\$89,062
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures ⁵	\$89,394	\$63,751
Total Project Budget	\$8,991,377	\$2,462,614
Maximum Total Facilities Grant ⁶	\$2,234,847	\$1,593,768

¹ Does not include Owner's or Construction Contingencies.

² Scope exclusions/ineligible costs include roof replacement for areas that do not meet the invited qualifying years of service, roof costs in excess of \$35/square foot, replacement of makeup air units and exhaust fans, replacement of bathroom faucets outside the boiler room, permitting, 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.

⁴Includes 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.