

District: Town of Westford
 School Name: Blanchard Middle School
 Recommended Category: Project Funding Agreement
 Date: December 14, 2022

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Westford for a roof replacement project at the Blanchard Middle School. The Town of Westford has requested an additional 15 days beyond the requisite 90 days to appropriate funding for the project. At this time, staff is recommending 105 days for the Town of Westford to secure funding for a Project Funding Agreement.

District Info	
District Name	Town of Westford
Elementary Schools	Colonel John Robinson School (PK-2) Nabnasset School (PK-2) Rita E. Miller Elementary School (PK-2) Abbot Elementary School (3-5) Day Elementary School (3-5) John A. Crisafulli Elementary School (3-5)
Middle Schools	Blanchard Middle School (6-8) Stony Brook School (6-8)
High School	Westford Academy (9-12)
Priority School Name	Blanchard Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1992
Existing Square Footage	109,556
Additions	N/A
Building Issues	Roof
2021-2022 Enrollment	504

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 27, 2021
Project Funding Agreement Authorization	On December 21, 2022 Board agenda
Reimbursement Rate	48.05%

Consultants	
Owner’s Project Manager (the “OPM”)	P3, Inc.
Designer	Civitects PC

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, Civitects, PC, recommends roof replacement at the Blanchard Middle 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 \$6,425,043, which includes a construction cost of \$5,537,008. Construction costs include:

- \$2,823,063 (\$25.43/sf) for Polyvinyl Chloride (“PVC”) roof;
- \$477,972 for demolition;
- \$545,494 for concrete and masonry work;
- \$147,136 for metal deck repair and roof ladder;
- \$99,607 for wood blocking and carpentry;
- \$73,901 for flashings and expansion joints;
- \$534,749 for parapet coping and sheet metal flashing;
- \$123,609 for roof accessories, rooftop access door, and walkway pads;
- \$179,532 for structural work for solar ready roof;
- \$317,967 for roof drains, ceilings, and painting;
- \$205,364 for HVAC and electrical;
- and \$8,614 for accessibility compliance upgrades.

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

Project Funding Agreement	
Enrollment: 504	District’s Proposed
Total Square Feet: 109,556	Project Budget
Project Budget ¹	\$6,120,508
Scope Exclusions/Ineligible Costs ²	\$0
Estimated Basis of Total Facilities Grant	\$6,120,508
Reimbursement Rate	48.05%
Estimated Maximum Total Facilities Grant ³	\$2,940,904
Project Contingencies ⁴	\$304,535
Potentially Eligible Owner’s and Construction Contingencies	\$304,535
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures ⁵	\$146,329
Total Project Budget	\$6,425,043
Maximum Total Facilities Grant ⁶	\$3,087,233

¹ Does not include Owner’s or Construction Contingencies.

² There are no scope exclusions/ineligible costs.

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 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.*