

District: Salem
 School Names: Collins Middle School
 Saltonstall School
 Recommended Category: Project Funding Agreement
 Green Repair Program
 Date: July 27, 2011

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Salem for the proposed systems repair project at the Collins Middle School and the Saltonstall School.

District Info	
District Name:	Salem
Elementary Schools:	8 – Bates Elementary School Bentley Elementary School Carlton Elementary School Horace Mann Laboratory School Nathaniel Bowditch School Salem Early Childhood Saltonstall School Witchcraft Heights Elementary School
Middle Schools:	1 – Collins Middle School
High Schools:	1 – Salem High School

School Info		
School Name:	Collins Middle School	Saltonstall School
Type of School:	Middle School	Elementary/Middle School
Grades Served:	6-8	K-8
Year Opened:	1909	1914
Total Building Square Footage:	240,000	84,005
Building Issues:	Deficiencies were noted on the following systems: - roof - skylights - windows - exterior masonry - HVAC system - electrical system - information technology systems - communication systems - fire suppression - flooring - lighting	Deficiencies were noted on the following systems: - roof - skylights - windows - exterior masonry - HVAC system - electrical system - information technology systems - communication systems - fire suppression - flooring - lighting
2010-2011	659	381

Enrollment:		
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MSBA Votes	
Invited into Green Repair:	September 30, 2009 – Collins Middle School (Transitioned to Green Repair Program) June 4, 2010 – Saltonstall School
Project Funding Agreement Authorization:	July 27, 2011

Consultants	
Owner’s Project Manager:	KVAssociates, Inc.
Designer:	Reinhardt Associates, Inc.

Discussion

When the Green Repair Program was launched in March 2010, the MSBA reviewed all of its existing Statements of Interest to determine eligibility under this existing program. The District had submitted Statements of Interest for the Collins Middle School and the Saltonstall School as part of the regular MSBA Capital Pipeline Program. As the issues identified in both schools included building envelope issues and roof and window replacements, the MSBA invited the District into the Green Repair Program as an opportunity to utilize this program, which allows the MSBA to work with the District on multiple schools, recognizing that the additional work needed at the schools would result in a larger project than normally considered in the Green Repair Program. The OPM and Designer conducted a feasibility analysis of the facilities and developed a proposed scope of work, schedule, and estimated budget. Based on an evaluation of the information submitted by the District and its consultants, the proposed scope of the Collins Middle School and the Saltonstall School projects consists of:

- replacing the roof, skylights, windows, boilers, HVAC system, lighting, flooring, ceiling tiles, and other interior finishes;
- upgrading the electrical, information technology, communication, and fire suppression systems; and
- repairing exterior masonry and terracotta.

The new roofs, skylights, windows, and boilers are confirmed by the Designer to be in compliance with the Green Repair Program sustainability requirements.

MSBA staff reviewed the schematic drawings, specifications, and cost estimates provided by the District and discussed the scope and budget with the District and its consultants. For the Collins Middle School, the District has provided a total project budget of \$40,698,953, which includes an estimated construction cost of \$31,945,523. The basis of the Total Facilities Grant would be \$40,240,540, which excludes ineligible costs associated with: abatement of asbestos-containing floor materials; the renovation of space for a new storage area; site costs; swing space; legal fees; and funding limits for OPM fees. For the Saltonstall School, the District has provided a total project budget of \$15,503,406, which includes an estimated construction cost of \$11,798,760. The basis of the Total Facilities Grant would be \$15,070,906, which excludes ineligible costs associated with: swing space; legal fees; and funding limits for OPM fees.

School Name:	Collins Middle School	Saltonstall School	TOTAL
Project Scope:	Building envelope; HVAC system; electrical system; IT system; communication system; fire suppression; interior finishes	Building envelope; HVAC system; electrical system; IT system; communication system; fire suppression; interior finishes	
Total Project Budget:	\$40,698,953	\$15,503,406	\$56,202,359
Project Cost per square foot:	\$170	\$185	\$173
Total Construction Budget:*	\$31,945,523	\$11,798,760	\$43,744,283
Construction Cost per square foot:*	\$133	\$140	\$135
Scope Exclusions/Ineligible Costs:**	\$458,413	\$432,500	\$890,913
Basis of Total Facilities Grant:**	\$40,240,540	\$15,070,906	\$55,311,446
Reimbursement Rate:	78.26%	78.26%	78.26%
Maximum Total Facilities Grant:	\$31,492,247	\$11,794,491	\$43,286,738

* Does not include construction contingency.

** Based on cost comparisons, the MSBA has applied funding limits to the OPM fee. MSBA has also excluded abatement of asbestos-containing floor materials, renovated space for a new storage area, site costs, swing space, and legal fees.

MSBA staff recommends a maximum total facilities grant for each project in the amount set forth in the chart above, for a maximum Total Facilities Grant of \$43,286,738 for the Project Funding Agreement for the City of Salem. These amounts are subject to adjustment based on the MSBA's audit of project costs incurred by the District.