

District: City of Marlborough  
 School Names: Francis J. Kane Elementary School  
 Marlborough High School  
 Recommended Category: Project Funding Agreement  
 Green Repair Program  
 Date: November 9, 2011

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Marlborough to replace the windows and doors at the Francis J. Kane Elementary School and to replace the roof, windows, doors, and boilers at the Marlborough High School.

<b>District Information</b>	
District Name	City of Marlborough
Elementary Schools	Charles Jaworek Elementary School (K-3) Early Childhood Center (PK) Francis J. Kane Elementary School (K-3) Richer Elementary School (K-3)
Middle Schools	LT Charles W. Whitcomb Middle School (4-7)
High Schools	Marlborough High School (8-12)

<b>School Information</b>		
School Name	Francis J. Kane Elementary School	Marlborough High School
Type of School	Elementary School	High School
Grades Served	K-3	8-12
Year Opened	1968	1976
Total Building Square Footage	72,000	297,000
Building Issues	Window frames past service life, water infiltration	Roof, windows, and boilers past service life
2010-2011 Enrollment	510	1,457

<b>MSBA Votes</b>	
Invited into Green Repair	November 17, 2010
Project Funding Agreement Authorization	November 16, 2011

<b>Consultants</b>	
Owner's Project Manager	RF Walsh Collaborative Partners
Designer	Baker/Wohl Architects

## Discussion

The OPM and Designer conducted a feasibility analysis of the facilities and developed a schematic design including a proposed scope of work, schedule, and estimated budget. The District's Designer, Baker/Wohl Architects, recommends removing the existing window and door systems at the Francis J. Kane Elementary School. The new windows will be an aluminum frame, thermal break system. The District's Designer also recommends replacing the roof, window, door, and boiler systems at the Marlborough High School. The existing roof will be completely removed and replaced with a PVC roof system. The new windows will be an aluminum frame, thermal break system. Polychlorinated Biphenyls ("PCBs") were found in the glazing of some existing window systems, and these will be removed when the new window systems are installed. The Designer has confirmed that the new windows and doors at the Francis J. Kane Elementary School and the new roof, windows, doors, and boilers at the Marlborough High School will be in compliance with the Green Repair Program sustainability requirements.

MSBA staff reviewed the existing conditions analysis and proposed schedule provided by the District and discussed the scope and budget with the District and its consultants.

- The District has provided a total project budget of \$1,042,685 for the Francis J. Kane Elementary School, which includes an estimated construction cost of \$851,187. Construction costs include:
  - \$101.19/sf for an aluminum window replacement.
  - \$126,047 in associated costs for abatement, door replacement, and louvers.
  
- The District has provided a total project budget of \$7,108,684 for the Marlborough High School, which includes an estimated construction cost of \$6,017,715. Construction costs include:
  - \$17.53/sf for a PVC roof replacement.
  - \$940,245 in costs for demolition, woods, metals, skylights, and drainage associated with the roof project.
  - \$100.19/sf for an aluminum window replacement.
  - \$498,385 in costs for abatement, door replacement, and louvers associated with the window project.
  - \$1,579,849 for a boiler replacement.

The basis of the Total Facilities Grant would be \$1,025,185 for the Francis J. Kane Elementary School and \$7,093,871 for the Marlborough High School. The project budget breakdown is shown in the following table:

School Name	Francis J. Kane Elementary School	Marlborough High School	TOTAL
Project Scope	Window & door (7,166 sf) replacement	Roof (115,125 sf), window & door (9,789 sf), boiler replacement	
Total Project Budget	\$1,042,685	\$7,108,684	\$8,151,369
Total Construction Budget*	\$851,187	\$6,017,715	\$6,868,902
Total Project Exclusions**	\$17,500	\$14,813	\$32,313
Basis of Total Facilities Grant	\$1,025,185	\$7,093,871	\$8,119,056
Reimbursement Rate	54.16%	54.16%	54.16%
Maximum Total Facilities Grant	\$555,240	\$3,842,041	\$4,397,281

\* Does not include construction contingency

\*\* Based on cost comparisons, the MSBA has applied funding limits to the owner's contingency.

MSBA staff recommend a maximum total facilities grant for each project in the amount set forth in the chart above, for a maximum Total Facilities Grant of \$4,397,281 for the Project Funding Agreement with the City of Marlborough. These amounts are subject to adjustment based on the MSBA's audit of project costs incurred by the District.