

District: North Middlesex Regional School District
 School Names: Ashby Elementary School
 Spaulding Memorial 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 North Middlesex Regional School District to replace the roof, windows, and doors at the Ashby Elementary School, and to replace the roof at the Spaulding Memorial School.

District Info	
District Name:	North Middlesex Regional School District
Elementary Schools:	4 – Ashby Elementary School Spaulding Memorial School Squannacook Early Childhood Center Varnum Brook School
Middle Schools:	2 – Hawthorne Brook School Nissitissit Middle School
High Schools:	1 – North Middlesex Regional High School

School Info		
School Name:	Ashby Elementary School	Spaulding Memorial School
Type of School:	Elementary School	Elementary School
Grades Served:	K-5	K-4
Year Opened:	1952	1932
Total Building Square Footage:	58,000	79,820
Building Issues:	Water damage, insulation damage	Water damage, insulation damage
2010-2011 Enrollment:	211	517

MSBA Votes	
Invited into Green Repair:	November 17, 2010
Project Funding Agreement Authorization:	July 27, 2011

Consultants	
Owner's Project Manager:	Compass Project Management
Designer:	Russo Barr Associates, Inc.

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, Russo Barr Associates Inc., recommends completely removing the roof at the Ashby Elementary School and replacing it with a PVC roof system. As for the windows and doors, the Designer recommends removing and replacing the existing window and door systems. The Designer recommends completely removing the roof at the Spaulding Memorial School, and replacing the low-sloped roof areas with a PVC roof system and the steep-sloped roof areas with a slate shingle roof system. The Designer has confirmed that the roofs, windows, and doors will be in compliance with the Green Repair Program sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analysis and proposed schedule and discussed the scope and budget for each school with the District and its consultants.

- The District has provided a total project budget of \$1,567,632 for the Ashby Elementary School which includes an estimated final construction cost of \$1,272,132. Construction costs include:
 - \$14.48/sf for a PVC roof replacement. The associated costs are \$62,093 for deck repair, abatement, drainage, and walkway pads. The roof demolition cost is included in the price-per-square foot cost.
 - \$87.55/sf for low emissive aluminum windows and \$66.95/sf for translucent aluminum windows. The associated costs are \$101,970 for doors and masonry repairs.
- The District has provided a total project budget of \$1,281,984 for the Spaulding Memorial School, which includes an estimated final construction cost of \$1,025,484. Construction costs include \$31.93/sf for a slate shingle roof replacement and \$16.48/sf for a PVC roof replacement. The MSBA has capped its total participation in the replacement of the slate roof at \$21/sf. The associated costs total \$405,115 for skylight replacement and repairing the deck, cupola, and shingles. The roof demolition cost is included in the price-per-square foot cost.

The basis of the Total Facilities Grant would be \$1,541,662 for the Ashby Elementary School and \$1,093,136 for the Spaulding Memorial School. The project budget breakdown is shown in the table below:

School Name:	Ashby Elementary School	Spaulding Memorial School	TOTAL
Project Scope:	Roof (36,500 sf) Replacement & Window (7,075 sf) Replacement	Roof (23,300 sf) Replacement	
Total Project Budget:	\$1,567,632	\$1,281,984	\$2,849,616
Total Construction Budget:*	\$1,272,132	\$1,025,484	\$2,297,616
Total Project Exclusions:**	\$25,970	\$188,848	\$214,818
Basis of Total Facilities Grant:	\$1,541,662	\$1,093,136	\$2,634,798
Reimbursement Rate:	55.63%	55.63%	55.63%
Maximum Total Facilities Grant:	\$857,627	\$608,112	\$1,465,739

* Does not include construction contingency.

** Based on cost comparisons, the MSBA has applied funding limits to the owner's contingency and slate roof work.

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 \$1,465,739 for the Project Funding Agreement for the North Middlesex Regional School District. These amounts are subject to adjustment based on the MSBA's audit of project costs incurred by the District.