District:	Arlington
School Name:	M. Norcross Stratton Elementary School
Recommended Category:	Project Funding Agreement Green Repair Program
Date:	June 8, 2011

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Arlington for a windows, boiler and partial roof replacement project at the M. Norcross Stratton Elementary School.

District Info	
District Name:	Arlington
Elementary Schools:	3 – Brackett Elementary School Cyrus E. Dallin Elementary School Hardy Elementary School John A. Bishop Elementary School M. Norcross Stratton Elementary School Pierce Elementary School Thompson Elementary School Menotomy Preschool (PK only)
Middle Schools:	1 – Ottoson Middle School
High Schools:	1 – Arlington High School

School Info	
School Name:	M. Norcross Stratton Elementary School
Type of School:	Elementary School
Grades Served:	K-5
Year Opened:	1960
Total Building Square Footage:	68,200
Building Issues:	Roof, windows, boiler in need of upgrades
2010-2011 Enrollment:	343

MSBA Votes	
Invited into Green Repair:	February 9, 2011
Project Funding Agreement Authorization:	June 8, 2011

Consultants	
Owner's Project Manager:	PMA Consultants, Inc.
Designer:	Turowski2 Architecture, Inc.

Discussion

This District was already working with Turowski2 Architecture, Inc. when it was invited into the Green Repair Program. PMA Consultants was hired as an Owner's Project Manager to work with the Designer to develop a proposed scope of work, schedule and estimated budget. The District's Designer recommended partial re-roofing of the existing building with an EPDM system; a full window, curtain wall and exterior door replacement; and, the installation of a new, energy-efficient boiler.

MSBA staff reviewed the consultants' existing conditions analysis and proposed schedule provided by the District and have discussed the scope and budget with the District and its consultants. The District has provided a total project budget of $2,445,395 which includes a construction cost of $1,961,600. Construction costs include approximately $12/sf for roof replacement, and $87/sf for window replacement. The basis of the Total Facilities Grant would be $1,566,059.

School Name:	M. Norcross Stratton Elementary School
Project Scope:	Window, boiler, partial roof replacement
Total Project Budget:	$2,445,395
Total Construction Budget*:	$1,961,600
Scope exclusions/ineligible costs**:	$879,336
Basis of Total Facilities Grant:	$1,566,059
Reimbursement Rate:	47.21%
Maximum Total Facilities Grant:	$739,336

* Does not include Construction Contingency.
** Scope exclusions include costs associated with work outside the scope of the Green Repair Program

MSBA staff recommends a maximum total facilities grant of $739,336 for the Project Funding Agreement for the windows, boiler and partial roof replacement project at the M. Norcross Stratton Elementary School in the Town of Arlington. This amount is subject to adjustment based on the MSBA's audit of project costs incurred by the District.