District:	Fitchburg
School Names:	Fitchburg High School Memorial Intermediate School Reingold Elementary School South Street Elementary School
Recommended Category:	Project Funding Agreement[1] Green Repair Program
Date:	June 8, 2011

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Fitchburg for a boiler replacement project at the Fitchburg High School, roof and window replacement projects at the Memorial Intermediate School and the Reingold Elementary School, and a window replacement project at the South Street Elementary School.

District Info	
District Name:	Fitchburg
Elementary Schools:	4 – Crocker ES McKay Campus FSC Reingold ES South Street ES
Middle Schools:	3 – Arthur M Longsjo MS Fitchburg Arts Academy Memorial IS
High Schools:	2 – Fitchburg HS Goodrich School (Fitchburg Alternative High School)

School Info				
School Name:	Fitchburg High School	Memorial Intermediate School	Reingold Elementary School	South Street Elementary School
Type of School:	High School	Middle School	Elementary School	Elementary School
Grades Served:	9-12	5-8	PK-4	PK-4
Year Opened:	1936	1967	1969	1963
Total Building Square Footage:	246,000	126,800	75,900	202,600

[1] This is the second Project Funding Agreement for the City of Fitchburg for the Memorial Intermediate School, Reingold Elementary School, and South Street Elementary School. Fitchburg was invited by the Board of Directors for separate Statements of Interest on June 4, 2010 and November 17, 2010.

School Name:	Fitchburg High School	Memorial Intermediate School	Reingold Elementary School	South Street Elementary School
Building Issues:	Boiler beyond useful life	Roof beyond useful life; thermally inefficient windows	Roof beyond useful life; thermally inefficient windows	Thermally inefficient windows
2010-2011 Enrollment:	1,146	689	583	591

MSBA Votes	
Invited into Green Repair:	November 17, 2010
Project Funding Agreement Authorization:	June 8, 2011

Consultants	
Owner's Project Manager:	Compass Project Management
Designer:	BLW Engineers, Inc./Knight, Bagge & Anderson, 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 boiler system Designer, BLW Engineers, Inc., recommends completely replacing the school's original boilers and with five condensing type boilers for Fitchburg High School. For the Memorial Intermediate School and Reingold Elementary School, the District's roof and window system Designer, Knight, Bagge & Anderson, Inc., recommends completely removing the roof down to the roof decking at each facility and replacing it with an EPDM single-ply roof membrane system. The District's window Designer also recommends removing the single pane wood window systems at the Memorial Intermediate School, Reingold Elementary School, and South Street Elementary School and replacing them with thermally efficient windows. The Designers have confirmed that the new roofs, windows, and boilers will be in compliance with the Green Repair Program sustainability requirements.

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 $1,765,840 for Fitchburg High School which includes an estimated final construction cost of $1,516,400.
- The District has provided a total project budget of $2,494,409 for the Memorial Intermediate School which includes an estimated final construction cost of $2,180,000. Construction costs include $14.47/sf for EPDM roof replacement and associated costs of $149,214 for roof deck repair and roof plumbing as well

as $82.77/sf for window replacement and associated costs of $179,697 for window abatement and replacement of exterior doors.

- The District has provided a total project budget of $1,672,243 for the Reingold Elementary School which includes an estimated final construction cost of $1,416,000. Construction costs include $14.28/sf for EPDM roof replacement and associated costs of $136,184 for roof deck repair and roof plumbing as well as $82.88/sf for window replacement and associated costs of $157,138 for window abatement and replacement of exterior doors.
- The District has provided a total project budget of $1,567,508 for the South Street Elementary School which includes an estimated final construction cost of $1,319,620. Construction costs include $83.94/sf for window replacement and associated costs of $804,070 for window abatement, window curtain wall, and replacement of exterior doors.

The basis of the Total Facilities Grant would be $1,573,229 for Fitchburg High School, $2,445,477 for the Memorial Intermediate School, $1,630,868 for the Reingold Elementary School, and $1,527,267 for the South Street Elementary School. The project budget breakdown is shown in the table below:

School Name:	Fitchburg High School	Memorial Intermediate School	Reingold Elementary School	South Street Elementary School	TOTAL
Project Scope:	Boiler Replacement (246,000 sf)	Roof (62,512 sf) and Window (11,865 sf) Replacement	Roof (50,669 sf) and Window (4,752 sf) Replacement	Window (6,980 sf) Replacement	
Total Project Budget:	$1,765,840	$2,494,409	$1,672,243	$1,567,508	$7,500,000
Total Construction Budget*:	$1,516,400	$2,180,000	$1,416,000	$1,319,620	$6,432,020
Scope Exclusions/Ineligible Costs**:	$192,611	$48,932	$41,375	$40,241	$323,159
Basis of Total Facilities Grant**:	$1,573,229	$2,445,477	$1,630,868	$1,527,267	$7,176,841
Reimbursement Rate:	80.00%	80.00%	80.00%	80.00%	80.00%
Maximum Total Facilities Grant:	$1,258,583	$1,956,382	$1,304,694	$1,221,814	$5,741,473

* Does not include Construction Contingency.
** Based on cost comparisons, the MSBA has applied funding limits to the construction contingency and owner's contingency. MSBA has also excluded $150,000 in costs associated with automatic temperature controls outside the boiler room at Fitchburg High School.

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 $5,741,473 for the Project Funding Agreement for the City of Fitchburg. These amounts are subject to adjustment based on the MSBA's audit of project costs incurred by the District.