District:	Gloucester
School Names:	Beeman Memorial School East Gloucester Elementary School Ralph B. O'Maley Middle School Plum Cove Elementary School Veterans Memorial 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 City of Gloucester to replace the roofs at the Beeman Memorial School, the East Gloucester Elementary School, the Ralph B. O'Maley Middle School, the Plum Cove Elementary School, and the Veterans Memorial School.

District Info	
District Name:	Gloucester
Elementary Schools:	6 – Beeman Memorial East Gloucester Elementary Milton L Fuller Elementary Plum Cove School Veterans Memorial West Parish
Middle Schools:	1 – Ralph B. O'Maley Middle School
High Schools:	1 – Gloucester High School

School Info					
School Name:	Beeman Memorial School	East Gloucester Elementary School	Ralph B. O'Maley Middle School	Plum Cove Elementary School	Veterans Memorial School
Type of School:	Elementary School	Elementary School	Middle School	Elementary School	Elementary School
Grades Served:	K-5	K-5	6-8	K-5	K-5
Year Opened:	1956	1948	1973	1966	1956
Total Building Square Footage:	41,361	30,502	227,362	26,322	35,078
Building Issues:	Roof failing, past service life	Roof failing, past service life	Roof failing, past service life	Roof failing, past service life	Roof failing, past service life
2010-2011 Enrollment:	286	262	695	221	238

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

Consultants	
Owner's Project Manager:	Knight, Bagge & Anderson, Inc.
Designer:	CGKV Architects, Inc.

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. For the Beeman Memorial School, the East Gloucester Elementary School, the Ralph B. O'Maley Middle School, the Plum Cove Elementary School and the Veterans Memorial School, the District's roof system Designer, CGKV Architects Inc., recommends completely removing each facility's roof down to the roof decking and replacing it with a white EPDM roof system. The Designer has confirmed that the roofs 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 $840,531 for the Beeman Memorial School which includes an estimated final construction cost of $687,257. Construction costs include $16.54/sf for a white EPDM roof replacement and associated costs of $177,888 for roof deck repair, roof demolition, sky light replacement and roof top masonry repairs.
- The District has provided a total project budget of $783,801 for the East Gloucester Elementary School which includes an estimated final construction cost of $640,404. Construction costs include $16.54/sf for a white EPDM roof replacement and associated costs of $189,768 for roof deck repair, roof demolition, sky light replacement and roof top masonry repairs.
- The District has provided a total project budget of $1,957,515 for the Ralph B. O'Maley Middle School which includes an estimated final construction cost of $1,616,096. Construction costs include $16.82/sf for a white EPDM roof replacement and associated costs of $361,912 for roof deck repair, roof demolition and roof top masonry repairs.
- The District has provided a total project budget of $490,180 for the Plum Cove Elementary School which includes an estimated final construction cost of $382,845. Construction costs include $17.00/sf for a white EPDM roof replacement and associated costs of $88,183 for roof deck repair, roof demolition and roof top snow guards.
- The District has provided a total project budget of $859,707 for the Veterans Memorial School which includes an estimated final construction cost of $700,457. Construction costs include $16.95/sf for a white EPDM roof replacement and associated costs of $141,244 for roof demolition and roof top masonry repairs.

The basis of the Total Facilities Grant would be $832,709 for the Beeman Memorial School, $775,829 for the East Gloucester Elementary, $1,952,527 for the Ralph B. O'Maley Middle School, $481,744 for the Plum Cove Elementary School and $851,992 for the Veterans Memorial School. The project budget breakdown is shown in the tables below:

School Name:	Beeman Memorial School	East Gloucester Elementary School	Ralph B. O'Maley Middle School	Plum Cove Elementary School	Veterans Memorial School	TOTAL
Project Scope:	Roof (30,801 sf) Replacement	Roof (27,241 sf) Replacement	Roof (74,550 sf) Replacement	Roof (17,332 sf) Replacement	Roof (33,000 sf) Replacement	
Total Project Budget:	$840,531	$783,801	$1,957,515	$490,180	$859,707	$4,931,734
Total Construction Budget*:	$687,257	$640,404	$1,616,096	$382,845	$700,457	$4,027,059
Total Project Exclusions**:	$7,822	$7,972	$4,988	$8,436	$7,715	$36,933
Basis of Total Facilities Grant**:	$832,709	$775,829	$1,952,527	$481,744	$851,992	$4,894,801
Reimbursement Rate:	48.27%	48.27%	48.27%	48.27%	48.27%	48.27%
Maximum Total Facilities Grant:	$401,949	$374,493	$942,485	$232,538	$411,257	$2,362,722

*Does not include Construction Contingency
** Based on cost comparisons, the MSBA has applied funding limits to the owner's contingency.

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 $2,362,722 for the Project Funding Agreement for the City of Gloucester. These amounts are subject to adjustment based on the MSBA's audit of project costs incurred by the District.