District:	Greenfield
School Name:	Four Corners 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 Greenfield to replace the roof, windows and boilers at the Four Corners School.

District Info	
District Name:	Greenfield
Elementary Schools:	5 – Federal – Four Corners – MAVA@Greenfield – Newton School – The Academy of Early Learning at North Parish
Middle Schools:	1 – Greenfield Middle
High Schools:	1 – Greenfield High

School Info	
School Name:	Four Corners School
Type of School:	Elementary School
Grades Served:	K-4
Year Opened:	1955
Total Building Square Footage:	37,450
Building Issues:	Aging roof, window and boiler systems
2010-2011 Enrollment:	162

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

Consultants	
Owner's Project Manager:	P3 Project Planning Professionals
Designer:	Tighe and Bond Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of the facility and developed a schematic design including a proposed scope of work, schedule and estimated budget. The District's Designer, Tighe & Bond, recommends completely removing approximately 9,460 square feet of roofing down to the roof decking and replacing it with a single ply PVC white membrane roof system; replacing the existing windows with energy efficient double pane windows; and, replacing the one existing boiler with two new energy efficient condensing gas fired hot water boilers. The Designer has confirmed that the roof, window and boiler systems 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 $1,867,571 for the Four Corners Elementary School, which includes an estimated final construction cost of $1,533,817. Construction costs include:

- $14.70/sf for roof replacement and associated costs of $37,840 for roof demolition and roof abatement.
- $103.70/sf for window replacement and associated costs of $448,080 for window abatement, structural frame repairs, translucent panels, interior finishes and window system restoration.
- $196,730 for boiler replacement and associated costs of $161,681 for demolition and boiler system electrical upgrades.

The basis of the Total Facilities Grant for the Four Corners Elementary School would be $1,867,571. The project budget breakdown is shown in the table below:

School Name:	Four Corners School
Project Scope:	Roof (9,460 sf), Window (4,696 sf) and Boiler replacement
Total Project Budget:	$1,867,571
Total Construction Budget*:	$1,533,817
Basis of Total Facilities Grant:	$1,867,571
Reimbursement Rate:	78.95%
Maximum Total Facilities Grant:	$1,474,447

* Does not include Construction Contingency.

MSBA staff recommends a maximum Total Facilities Grant of $1,474,447 for the Project Funding Agreement for the roof, window and boiler replacement project at the Four Corners School in the Town of Greenfield. This amount is subject to adjustment based on the MSBA's audit of project costs incurred by the District.