District:	North Attleborough
School Name:	Falls 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 North Attleborough for a window and door replacement project at the Falls Elementary School.

District Info	
District Name:	North Attleborough
Elementary Schools:	7 – Allen Avenue School Amvet Boulevard School Community School Falls Elementary School Joseph W. Martin Jr. Elementary School North Attleborough ELC Roosevelt Avenue School
Middle Schools:	1 – North Attleborough Middle School
High Schools:	1 – North Attleborough High School

School Info	
School Name:	Falls Elementary School
Type of School:	Elementary School
Grades Served:	K-5
Year Opened:	1949
Total Building Square Footage:	26,131
Building Issues:	Broken storm windows; single pane wood frames un-insulated and deteriorated
2010-2011 Enrollment:	284

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

Consultants	
Owner's Project Manager:	Atlantic Construction & Management, Inc.
Designer:	CSS Architects Incorporated

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, CSS Architects Incorporated, recommends removing the existing window and door systems and replacing them with new window and door systems. The new window systems will be thermally broken, pre-finished aluminum windows with one inch argon filled insulated glass. The new door systems will be heavy duty pre-finished aluminum and insulated glass. The Designer has confirmed that the 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 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 $701,263 which includes a construction cost of $538,585. Construction costs include $74.47/sf for window replacement and associated costs of $158,744 for abatement, door demo and door replacement. The basis of the Total Facilities Grant would be $694,263.

School Name:	Falls Elementary School
Project Scope:	Window and Door replacement (4,925 sf)
Total Project Budget:	$701,263
Total Construction Budget*:	$538,585
Scope Exclusions/Ineligible costs**:	$7,000
Basis of Total Facilities Grant:	$694,263
Reimbursement Rate:	52.06%
Maximum Total Facilities Grant:	$361,433

* Does not include Construction Contingency.
** Based on cost comparisons, the MSBA has applied funding limits to the OPM fee.

MSBA staff recommends a maximum Total Facilities Grant of $361,433 for the Project Funding Agreement for the window and door replacement project at the Falls Elementary School in the Town of North Attleborough. This amount is subject to adjustment based on the MSBA's audit of project costs incurred by the District.