| | |
|---|---|
| District: | Pentucket Regional School District |
| School Names: | Dr. Frederick N. Sweetsir Elementary School<br>Dr. John C. Page Elementary School<br>Elmer S. Bagnall Elementary School<br>Helen R. Donaghue Elementary School |
| Recommended Category: | Project Funding Agreement<br>Green Repair Program |
| Date: | June 8, 2011 |

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the Pentucket Regional School District to replace the roof, windows and boiler at the Dr. Frederick N. Sweetsir Elementary School*, the Dr. John C. Page Elementary School and the Elmer S. Bagnall Elementary School; and, to replace the roof at the Helen R. Donaghue Elementary School.

| **District Info** | |
|---|---|
| District Name: | Pentucket Regional School District |
| Elementary Schools: | 4 – Dr. Frederick N. Sweetsir Elementary School<br>Dr. John C. Page Elementary School<br>Elmer S. Bagnall Elementary School<br>Helen R. Donaghue Elementary School |
| Middle Schools: | 1 – Pentucket Regional Middle School |
| High Schools: | 1 – Pentucket Regional Sr. High School |

| **School Info** | | | | |
|---|---|---|---|---|
| School Name: | **Dr. Frederick N. Sweetsir Elementary School** | **Dr. John C. Page Elementary School** | **Elmer S. Bagnall Elementary School** | **Helen R. Donaghue Elementary School** |
| Type of School: | Elementary School | Elementary School | Elementary School | Elementary School |
| Grades Served: | PK-2 | PK-6 | PK-6 | 3-6 |
| Year Opened: | 1966 | 1926 | 1964 | 1950 |
| Total Building Square Footage: | 55,000 | 97,360 | 66,000 | 55,000 |
| Building Issues: | Windows and boilers failing* | Roof, windows and boilers failing | Roof, windows and boilers failing | Roof failing |
| 2010-2011 Enrollment: | 250 | 489 | 650 | 401 |

* The Board of Directors originally invited the Dr. Frederick N. Sweetsir Elementary School in to the Green Repair Program for windows and boilers. During the study and as a result of this winter's snowstorms, the District requested that it be allowed to include the roof for the Dr. Frederick N. Sweetsir Elementary School as well. Staff are recommending the roof repair be considered as part of this grant.

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

| Consultants | |
|---|---|
| Owner's Project Manager: | PMA Construction Services |
| Designer: | Knight, Bagge & Anderson, 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. The District's Designer, Knight, Bagge & Anderson, Inc., recommends removing the existing roofs on all four buildings and replacing them with EPDM roof systems. The Designer also recommends removing and replacing the existing windows in three of the facilities. The current boilers at two of the facilities will be replaced with energy efficient boilers. The District has confirmed that the roof, windows and boilers will be in compliance with the Green Repair Program sustainability requirements.

MSBA staff have reviewed the schematic drawings and specifications provided by the District and have discussed scope and budget with the District and its consultants. The District has provided a total project budget of $8,634,498 with a total construction cost of $7,295,014. Construction costs include:

- Dr. Frederick N. Sweetsir Elementary School:
  - $13/sf for EPDM roof replacement, associated roof costs for above roof masonry and thru flashing of $233,543
  - $81/sf for windows, $115/sf for curtainwall, $84/sf for doors and $51,944 for temporary protection and abatement
  - $160,000 for roof top units
- Dr. John C. Page Elementary School:
  - $15/sf for partial EPDM and $24/sf for partial sheet metal roof repair, associated costs for masonry and thru flashing of $365,930
  - $81/sf for windows, $84/sf for doors and $131,956 for temporary protection and abatement
  - $417,136 for boiler replacement
- Elmer S. Bagnall Elementary School:
  - $13/sf for EPDM roof replacement, associated costs for masonry, drainage and thru flashing of $278,202
  - $81/sf for windows, $84/sf for doors and $88,874 for temporary protection and abatement
  - $295,383 for boiler replacement
- Helen R. Donaghue Elementary School:
  - $13/sf for EPDM roof replacement, associated roof costs for deck repair, above roof masonry, thru wall flashing, drainage of $130,766

The basis of the Total Facilities Grant would be $8,634,498.

| School Name: | **Dr. Frederick N. Sweetsir Elementary School** | **Dr. John C. Page Elementary School** | **Elmer S. Bagnall Elementary School** | **Helen R. Donaghue Elementary School** | **TOTAL** |
|---|---|---|---|---|---|
| Project Scope: | Roof (56,100 sf), windows (7,453 sf) and roof top units | Roof (17,500 sf), windows (11,158 sf), boiler | Roof (67,000 sf), windows (7,515 sf), boiler | Roof (26,000 sf) | |
| Total Project Budget: | $2,444,331 | $3,148,424 | $2,424,000 | $617,743 | $8,634,498 |
| Total Construction Budget*: | $2,066,903 | $2,727,472 | $2,008,322 | $492,317 | $7,295,014 |
| Basis of Total Facilities Grant: | $2,444,331 | $3,148,424 | $2,424,000 | $617,743 | $8,634,498 |
| Reimbursement Rate: | 51.42% | 51.42% | 51.42% | 51.42% | 51.42% |
| Maximum Total Facilities Grant: | $1,256,875 | $1,618,920 | $1,246,421 | $317,643 | $4,439,859 |

* Does not include Construction 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 $4,439,859 for the Project Funding Agreement for the Pentucket Regional School District. These amounts are subject to adjustment based on the MSBA's audit of project costs incurred by the District.