District:	Plymouth
School Names:	Plymouth Community Intermediate School West 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 Plymouth for a roof repair project at the Plymouth Community Intermediate School and a boiler repair project at the West Elementary School.

District Info	
District Name:	Plymouth
Elementary Schools:	9 – Cold Spring Federal Furnace School Hedge School Indian Brook Manomet Elementary Mount Pleasant Nathaniel Morton Elementary South Elementary West Elementary
Middle Schools:	2 – Plymouth South Middle School Plymouth Community Intermediate School
High Schools:	2 – Plymouth North High School Plymouth South High School

School Info		
School Name:	Plymouth Community Intermediate School	West Elementary School
Type of School:	Middle School	Elementary School
Grades Served:	6-8	K-5
Year Opened:	1972	1975
Total Building Square Footage:	201,000	57,287
Building Issues:	Roof failing, past service life	Boilers failing, past service life
2010-2011 Enrollment:	1,158	425

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

Consultants	
Owner's Project Manager:	Ted Gentry Associates, Inc.
Designer:	Knight, Bagge & Anderson, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of the Plymouth Community Intermediate School and developed a schematic design including a proposed scope of work, schedule and estimated budget. The District's Designer, Knight, Bagge & Anderson, recommends completely removing the roof down to the roof decking and replacing it with an EPDM roof system. The Designer has confirmed that the roof 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 $6,000,000 for the Community Intermediate School which includes an estimated final construction cost of $3,977,064. Construction costs include $16.61/sf for an EPDM roof replacement and associated costs of $947,562 for roof demolition, roof deck repair and roof top masonry repairs.

The District completed a boiler replacement at the West Elementary School in 2010 which included demolition, fire protection and electrical work. MSBA staff has reviewed the bid 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 $4,329,976 for the West Elementary School which includes an estimated final construction cost of $3,562,323.

The basis of the Total Facilities Grant would be $4,555,357 for the Community Intermediate School and $2,000,613 for the West Elementary School. The project budget breakdown is shown in the tables below:

School Name:	Plymouth Community Intermediate School	West Elementary School	TOTAL
Project Scope:	Roof (182,371 sf) Replacement	Boiler Replacement	
Total Project Budget:	$6,000,000	$4,329,976	$10,329,976
Total Construction Budget*:	$3,977,064	$3,562,323	$7,539,387
Total Project Exclusions**:	$1,444,643	$2,329,363	$3,774,006
Basis of Total Facilities Grant:	$4,555,357	$2,000,613	$6,555,970
Reimbursement Rate:	49.74%	49.74%	49.74%
Maximum Total Facilities Grant:	$2,265,835	$995,105	$3,260,940

* Does not include Construction Contingency.
** Based on cost comparisons, the MSBA has applied funding limits to the construction contingency, owner's contingency, OPM fee, and project costs associated with work beyond the scope defined under the green repair program.

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 $3,260,940 for the Project Funding Agreement for the Town of Plymouth. These amounts are subject to adjustment based on the MSBA's audit of project costs incurred by the District.