District:	Rockland
School Name:	R Stewart Esten 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 Rockland for a window replacement project at the R Stewart Esten Elementary School.

District Info	
District Name:	Rockland
Elementary Schools:	3 – Jefferson Elementary School Memorial Park School R Stewart Esten Elementary School
Middle Schools:	1 – John W. Rogers Middle School
High Schools:	1 – Rockland Senior High School

School Info	
School Name:	R Stewart Esten Elementary School
Type of School:	Elementary School
Grades Served:	K-5
Year Opened:	1968
Total Building Square Footage:	47,509
Building Issues:	Maintenance issues, windows do not meet sufficient energy conservation demands
2010-2011 Enrollment:	456

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

Consultants	
Owner's Project Manager:	Daedalus Projects Incorporated
Designer:	Habeeb & Associates Architects, 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, Habeeb & Associates Architects, Inc., recommends removing the existing window and door systems and replacing them with new window and door systems. The new window system will be aluminum with thermally broken frames in combinations of fixed and operable single hung units, insulated metal faced panels, and insulating glazing units with low E and heat mirror films. The new door systems will be aluminum with thermally broken frames in combinations of fixed insulating glazing units with tempered glazing and insulated metal faced panels. 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 $307,498 which includes a construction cost of $235,044. Construction costs include $89.07/sf for window replacement and associated costs of $69,652 for abatement, door demo and door replacement. The basis of the Total Facilities Grant would be $295,746.

School Name:	R Stewart Esten Elementary School
Project Scope:	Window and Door replacement (1,746 sf)
Total Project Budget:	$307,498
Total Construction Budget*:	$235,044
Scope Exclusions/Ineligible costs**:	$11,752
Basis of Total Facilities Grant:	$295,746
Reimbursement Rate:	56.89%
Maximum Total Facilities Grant:	$168,250

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

MSBA staff recommends a maximum Total Facilities Grant of $168,250 for the Project Funding Agreement for the window and door replacement project at the R Stewart Esten Elementary School in the Town of Rockland. This amount is subject to adjustment based on the MSBA's audit of project costs incurred by the District.