District:	Sandwich
School Names:	Forestdale Elementary School Oak Ridge 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 Sandwich for a roof and window replacement project at the Forestdale Elementary School and the Oak Ridge Elementary School.

District Info	
District Name:	Sandwich
Elementary/Middle Schools:	3 – Forestdale Elementary School Henry T. Wing Elementary School Oak Ridge Elementary School
High Schools:	1 – Sandwich High School

School Info		
School Name:	Forestdale Elementary School	Oak Ridge Elementary School
Type of School:	Elementary School	Elementary School
Grades Served:	K-8	K-8
Year Opened:	1989	1989
Total Building Square Footage:	115,600	115,600
Building Issues:	Roof beyond useful life, thermally inefficient windows	Roof beyond useful life, thermally inefficient windows
2010-2011 Enrollment:	766	802

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

Consultants	
Owner's Project Manager:	NETCO Construction Project Managers, Inc.
Designer:	Habeeb & Associates Architects, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of the facilities, which were designed and constructed from the same drawings, and developed a schematic design including a proposed scope of work, schedule and estimated budget. For both facilities, the District's Designer, Habeeb & Associates Architects, recommends completely removing the flat roof down to the roof decking and replacing it with a 60-mil reinforced PVC Membrane; completely removing the sloped roof down to the existing plywood insulation Board and replacing it with Asphalt Shingles; and, removing the existing window systems and replacing them with thermally broken frames in combinations of fixed and operable single hung units. The Designer has confirmed that the new roofs and windows 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 $2,707,890 for both the Forestdale Elementary School and the Oak Ridge Elementary School, which includes an estimated final construction cost of $2,280,140. Construction costs include $16.00/sf for PVC Membrane roof replacement, $15.00/sf for Asphalt Shingles roof replacement, and associated costs of $483,600 for roof deck repair, abatement, roof plumbing, and snow rails. Construction costs include $91.64/sf for window replacement and associated costs of $11,726 for window abatement. The basis of the Total Facilities Grant for the Forestdale Elementary School would be $2,561,682. The basis of the Total Facilities Grant for the Oak Ridge Elementary School would be $2,561,682. The project budget breakdown is shown in the table below:

School Name:	Forestdale ES	Oak Ridge ES	TOTAL
Project Scope:	Roof (73,500sf) and Window (5,863sf) Replacement	Roof (73,500sf) and Window (5,863sf) Replacement	
Total Project Budget:	$2,707,890	$2,707,890	$5,415,780
Total Construction Budget*:	$2,280,140	$2,280,140	$4,560,280
Scope Exclusions/Ineligible Costs**:	$146,208	$146,208	$292,416
Basis of Total Facilities Grant:	$2,561,682	$2,561,682	$5,123,364
Reimbursement Rate:	44.69%	44.69%	44.69%
Maximum Total Facilities Grant:	$1,144,816	$1,144,816	$2,289,632

* Does not include Construction Contingency.
** Based on cost comparisons, the MSBA has applied funding limits to the construction contingency and owner's 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 $2,289,632 for the

Project Funding Agreement for the Town of Sandwich. These amounts are subject to adjustment based on the MSBA's audit of project costs incurred by the District.