District:	Wachusett Regional School District
School Names:	Naquag Elementary School Paxton Center Thomas Prince 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 Wachusett Regional School District to replace the roof, windows and boilers at Naquag Elementary School and Thomas Prince School and replace the roof and windows at the Paxton Center.

District Info	
District Name:	Wachusett Regional School District
Elementary Schools:	8 – Davis Hill Elementary School Dawson School Glenwood Elementary School Houghton Elementary School Leroy E. Mayo School Naquag Elementary School Paxton Center Thomas Prince School
Middle Schools:	3 – Central Tree Middle School Chocksett Middle School Mountview Middle School
High Schools:	1 – Wachusett Regional High School

School Info			
School Name:	Naquag Elementary School	Paxton Center	Thomas Prince School
Type of School:	Elementary School	Elementary School	Elementary School
Grades Served:	K-2	K-8	K-8
Year Opened:	1965	1957	1970
Total Building Square Footage:	70,366	90,869	76,000
Building Issues:	Systems old and unable to meet energy sustainability requirements	Systems old and unable to meet energy sustainability requirements	Systems old and unable to meet energy sustainability requirements
2010-2011 Enrollment:	389	527	425

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

Consultants	
Owner's Project Manager:	Strategic Building Solutions, LLC
Designer:	LPBA / Architects, Inc.

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, LPBA / Architects, Inc., recommends completely removing the roof in each school down to the roof decking and replacing them with a fully adhered PVC tapered insulation roof system. For the windows, the Designer recommends removing the existing window systems in each school and replacing them with new window systems. The Designer further recommends replacing the boilers at the Naquag Elementary School and Thomas Prince School. The Designer has confirmed that the new roof, windows and boilers in each school 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 $5,298,464 with a total construction cost of $4,301,094. Construction costs include:

- Naquag Elementary School
  - $15.42/sf for roof replacement (31,859 sf)
  - $116.32/sf for window replacement (560 sf)
  - $125,000 for boiler replacement
  - Associated cost of $335,372 for roof deck repair and above roof line repair of masonry and thru-flashing, demolition and abatement
- Paxton Center
  - $17.49/sf for roof replacement (56,785 sf)
  - $116.33/sf for window replacement (1,735 sf)
  - Associated cost of $227,276 for roof deck repair and above roof line repair of masonry and thru-flashing, demolition and abatement

- Thomas Prince School
    - $14.22/sf for roof replacement (71,405 sf)
    - $109.16/sf for window replacement (1,010 sf)
    - $195,000 for boiler replacement
    - Associated cost of $538,745 for roof deck repair and above roof line repair of masonry and thru-flashing, demolition and abatement

The basis of the Total Facilities Grant would be $5,160,289

The project budget breakdown is shown in the tables below:

School Name:	Naquag Elementary School	Paxton Center	Thomas Prince School	TOTAL
Project Scope:	Roof (31,859 sf), Window (560 sf) and Boiler	Roof (56,785 sf) and Windows (1,735 sf)	Roof (71,405 sf), Window (1,010 sf) and Boiler	
Total Project Budget:	$1,234,288	$1,845,181	$2,218,995	$5,298,464
Total Construction Budget*:	$990,008	$1,488,891	$1,822,195	$4,301,094
Total Project Exclusions**:	$31,531	$47,629	$59,015	$138,175
Basis of Total Facilities Grant:	$1,202,757	$1,797,552	$2,159,980	$5,160,289
Reimbursement Rate:	52.89%	52.89%	52.89%	52.89%
Maximum Total Facilities Grant:	$636,138	$950,725	$1,142,413	$2,729,276

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

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 $2,729,276 for the Project Funding Agreement for the Wachusett Regional School District. These amounts are subject to adjustments based on the MSBA's audit of project costs incurred by the District.