District:	Grafton[1]
School Names:	Grafton High School
Recommended Category:	Project Funding Agreement Green Repair Program
Date:	July 27, 2011

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Grafton to replace the roof at the Grafton High School.

District Info	
District Name:	Grafton
Elementary Schools:	3 – Grafton Elementary North Grafton Elementary South Grafton Elementary
Middle Schools:	1 – Grafton Middle School
High Schools:	1 – Grafton High School

School Info	
School Name:	Grafton High School
Type of School:	High School
Grades Served:	9-12
Year Opened:	1964
Total Building Square Footage:	166,000
Building Issues:	Roof failing, past service life
2010-2011 Enrollment:	670

MSBA Votes	
Invited into Green Repair:	November 17, 2010
Project Funding Agreement Authorization:	July 27, 2011

Consultants	
Owner's Project Manager:	URS Corporation
Designer:	CGKV Architects, Inc.

[1] The Board of Directors invited the Town of Grafton into the Green Repair Program for two schools, Grafton High School (roof repair project) and South Grafton Elementary School (boiler replacement project). The Board approved the boiler replacement project at the South Grafton Elementary School at its May meeting, but as a result of the Town's budget and priorities, the Town requested that the Board consider the High School roof repair project at the July meeting.

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, CGKV Architects, Inc., recommends completely removing the roof down to the roof decking and replacing it with a TPO 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 discussed the scope and budget with the District and its consultants. The District has provided a total project budget of $361,414, which includes a construction cost of $283,301. Construction costs include $15.20/sf for roof replacement and associated costs of $69,316 for above the roof demolition and skylight replacement. The basis of the Total Facilities Grant would be $361,414.

School Name:	Grafton High School
Project Scope:	Roof replacement (14,074 sf)
Total Project Budget:	$361,414
Total Construction Budget:*	$283,301
Basis of Total Facilities Grant:	$361,414
Reimbursement Rate:	52.89%
Maximum Total Facilities Grant:	$191,152

* Does not include construction contingency.

MSBA staff recommends a maximum Total Facilities Grant in the amount of $191,152 for the Project Funding Agreement for the roof replacement project at the Grafton High School in the Town of Grafton. This amount is subject to adjustment based on the MSBA's audit of project costs incurred by the District.