District:	Haverhill
School Names:	Caleb Dustin Hunking Middle School Consentino Middle School Greenleaf Elementary School John G. Whittier Middle School Tilton Elementary School Walnut Square Elementary School[1]
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 City of Haverhill to replace the roofs at the Greenleaf Elementary School and the Tilton Elementary School; to replace the windows at the Caleb Dustin Hunking Middle School and the John G. Whittier Middle School; to replace the roof and boilers at the Walnut Square Elementary School; and, to replace the windows and boilers at the Consentino Middle School.

District Info	
District Name:	Haverhill
Elementary Schools:	8 – Bradford Elementary School Crowell Elementary School Golden Hill Elementary School Greenleaf Elementary School Moody Elementary School Pentucket Lake Elementary School Tilton Elementary School Walnut Square Elementary School
Middle Schools:	5 – Caleb Dustin Hunking Middle School Consentino Middle School Dr. Paul Nettle Middle School John G. Whittier Middle School Therapeutic Education Assessment Center of Haverhill
High Schools:	2 – Haverhill Alternative School Haverhill High School

[1] The Board of Directors originally invited the Walnut Square Elementary School into the Green Repair Program for its roof. As a result of the condition of the aging boiler system at this school, the District requested that it also be allowed to include the boiler for the Walnut Square Elementary School. Staff recommends that the roof repair be included in the scope of this project.

School Info						
School Name:	Caleb Dustin Hunking Middle School	Consentino Middle School	Greenleaf Elementary School	John G. Whittier Middle School	Tilton Elementary School	Walnut Square Elementary School
Type of School:	Middle School	Middle School	Elementary School	Middle School	Elementary School	Elementary School
Grades Served:	6-8	5-8	K-2	5-8	K-4	K-2
Year Opened:	1959	1969	1888	1957	1890	1897
Total Building Square Footage:	57,000	108,300	37,925	54,500	68,475	16,500
Building Issues:	Windows are failing	Windows and boilers are failing	Roof is failing	Windows are failing	Roof is failing	Roof and boilers are failing
2010-2011 Enrollment:	455	695	245	477	625	144

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

Consultants	
Owner's Project Manager:	Vertex Construction Services, Inc.
Designer:	CSS Architects Incorporated

Discussion

The OPM and Designer conducted a feasibility analysis and schematic design of the facilities and developed a proposed scope of work, schedule, and estimated budget. As detailed below, the District's Designer, CSS Architects Inc., recommends removing the existing roofs in three of the facilities and replacing them with a combination of asphalt shingles and PVC roof systems. The Designer also recommends removing and replacing the existing windows in three of the facilities and replacing the boilers at two of the facilities with energy efficient boilers. The District has confirmed that the roof, windows, and boilers will be in compliance with the Green Repair Program sustainability requirements.

MSBA staff reviewed the schematic drawings and specifications provided by the District and discussed scope and budget with the District and its consultants. The District has provided a total project budget of $6,894,618 with a total construction cost of $5,671,672. Construction costs include:

- Caleb Dustin Hunking Middle School
  - $79.56/sf for window replacement and associated costs of $412,039 for window abatement, structural frame repairs, interior finishes, and window system restoration.

- Consentino Middle School
  - $85.71/sf for window replacement and associated costs of $352,464 for window abatement, structural frame repairs, interior finishes, and window system restoration.
  - $455,064 for boiler replacement and associated costs of $106,442 for demolition, boiler abatement, and boiler system electrical upgrades.

- Greenleaf Elementary School
  - $16.59/sf for a partial PVC roof replacement (5,707 sf), $17.45/sf for a partial asphalt shingle roof replacement (6,989 sf), and associated roof costs for roof deck repair, roof demolition, and roof top masonry repairs of $198,187.

- John G. Whittier Middle School
  - $81.56/sf for window replacement and associated costs of $407,386 for window abatement, structural frame repairs, interior finishes, and translucent panels.

- Tilton Elementary School
  - $16.26/sf for a partial PVC roof replacement (16,256 sf), $17.92/sf for a partial asphalt shingle roof replacement (9,919 sf), and associated roof costs for roof deck repair, roof demolition, and roof top masonry repairs of $294,119.

- Walnut Square Elementary School
  - $16.67/sf for a partial PVC roof replacement (385 sf), $18.42/sf for a partial asphalt shingle roof replacement (8,132 sf), and associated roof costs for roof deck repair, roof demolition, and roof top masonry repairs of $216,711.
  - $367,242 for boiler replacement and associated costs of $86,709 for demolition, boiler abatement, and boiler system electrical upgrades.

The basis of the Total Facilities Grant would be $6,716,075.

School Name:	Caleb Dustin Hunking Middle School	Consentino Middle School	Greenleaf Elementary School	John G. Whittier Middle School	Tilton Elementary School	Walnut Square Elementary School	TOTAL
Project Scope:	Windows (9,608 sf) replacement	Windows (6,525 sf); Boiler replacement	Roof (12,696 sf); replacement	Windows (7,807 sf); replacement	Roof (26,175 sf) replacement	Roof (8,517 sf); Boiler replacement	
Total Project Budget:	$1,418,810	$1,780,141	$514,869	$1,271,303	$902,137	$1,007,358	$6,894,618
Total Construction Budget:*	$1,176,450	$1,473,242	$414,770	$1,044,146	$736,178	$826,886	$5,671,672
Total Project Exclusions:**	$23,530	$69,465	$8,296	$20,883	$14,723	$41,646	$178,543
Basis of Total Facilities Grant:	$1,395,280	$1,710,676	$506,573	$1,250,420	$887,414	$965,712	$6,716,075
Reimbursement Rate:	71.91%	71.91%	71.91%	71.91%	71.91%	71.91%	71.91%
Maximum Total Facilities Grant:	$1,003,346	$1,230,147	$364,277	$899,177	$638,139	$694,444	$4,829,530

* Does not include construction contingency.
** Based on cost comparisons, the MSBA has applied funding limits to the construction contingency. MSBA has also excluded costs associated with oil tank removal and demolition.

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 $4,829,530 for the Project Funding Agreement for the City of Haverhill. These amounts are subject to adjustment based on the MSBA's audit of project costs incurred by the District.