District:	Mohawk Trail Regional School District
School Names:	Buckland-Shelburne Elementary School Colrain Central School Mohawk Trail Regional 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 Mohawk Trail Regional School District to replace the roof at the Buckland-Shelburne Elementary School and to replace the roof, windows, and doors at the Colrain Central School and the Mohawk Trail Regional High School.

District Info	
District Name:	Mohawk Trail Regional School District
Elementary Schools:	4 – Buckland-Shelburne Elementary School Colrain Central School Heath Elementary School Sanderson Academy
Middle / High Schools:	1 – Mohawk Trail Regional High School

School Info			
School Name:	Buckland-Shelburne Elementary School	Colrain Central School	Mohawk Trail Regional High School
Type of School:	Elementary School	Elementary School	High School
Grades Served:	PK-6	PK-6	7-12
Year Opened:	1958	1952	1967
Total Building Square Footage:	63,000	28,600	147,717
Building Issues:	Water infiltration, damage to interior structure	Heat loss, water infiltration	Heat loss, water infiltration
2010-2011 Enrollment:	197	108	566

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

Consultants	
Owner's Project Manager:	Potomac Capital Advisors
Designer:	Bradley 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, Bradley Architects Inc., recommends completely removing the roof at the Buckland-Shelburne Elementary School and replacing it with a PVC roof system. Bradley Architects recommends that the roof at the Colrain Central School be completely removed and replaced with new asphalt roof shingles. As for the windows and doors at the Colrain Central School, the Designer recommends removing and replacing the existing systems. The new window system will be a double glazed, thermally broken metal frame with an operable lower section. At the Mohawk Trail Regional High School, the Designer recommends removing the existing metal roof at buildings A, B, C and E and replacing them with a new metal roof using standing seam aluminum sheets. The Designer also recommends removing and replacing the existing window and door systems at buildings B, C and D. The new windows will be an aluminum frame, energy efficient, operable curtain wall system. Options for roof replacement materials were limited as a result of the existing structure at each school. The Colrain Central School and the Mohawk Trail Regional High School each have steep, pitched roofs that only accommodate particular roofing systems. The Designer has confirmed that the roofs, 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 and discussed the scope and budget for each school with the District and its consultants.

- The District has provided a total project budget of $1,042,779 for the Buckland-Shelburne Elementary School, including an estimated final construction cost of $832,502. Construction costs include $18.47/sf for the PVC roof replacement and associated costs of $287,562 for deck repair, demolition, drainage, and masonry repairs. The MSBA has capped its total participation in the replacement of the PVC roof at $17.50/sf.
- The District has provided a total project budget of $903,528 for the Colrain Central School, which includes an estimated final construction cost of $704,995. Construction costs include:
    - $8.84/sf for asphalt shingle roof replacement. The associated costs are $149,115 for demolition, attic brick repair and drainage.
    - $67.51/sf for the window replacement. The associated costs are $105,758 for door repair, abatement, and carpentry.
- The District has provided a total project budget of $3,483,806 for the Mohawk Trail Regional High School which includes an estimated final construction cost of $2,903,589. Construction costs include:
    - $13.96/sf for a standing seam roof replacement as well as $3.44/sf for a PVC roof replacement. The associated costs are $1,499,189 for demolition, abatement, masonry repairs, and drainage.
    - $58.78/sf for the windows. The associated costs are $180,562 for abatement, metals, caulking, and door repairs.

The basis of the Total Facilities Grant would be $949,046 for the Buckland-Shelburne Elementary School, $849,487 for the Colrain Central School, and $3,255,573 for the Mohawk Trail Regional High School. The project budget breakdown is shown in the table below:

School Name:	Buckland-Shelburne Elementary School	Colrain Central School	Mohawk Trail Regional High School	TOTAL
Project Scope:	Roof (29,500 sf) Replacement	Roof (39,000 sf) Replacement & Window (1,561 sf) replacement	Roof (100,500 sf) Replacement & Window (2,950 sf) replacement	
Total Project Budget:	$1,042,779	$903,528	$3,483,806	$5,430,113
Total Construction Budget:*	$832,502	$704,995	$2,903,589	$4,441,086
Total Project Exclusions:**	$93,734	$54,041	$228,233	$376,008
Basis of Total Facilities Grant:	$949,046	$849,487	$3,255,573	$5,054,106
Reimbursement Rate:	63.25%	63.25%	63.25%	63.25%
Maximum Total Facilities Grant:	$600,271	$537,300	$2,059,150	$3,196,721

* Does not include construction contingency.
** Based on cost comparisons, the MSBA has applied funding limits to the construction contingency, owner's contingency and PVC roof work.

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 $3,196,721 for the Project Funding Agreement for the Mohawk Trail Regional School District. These amounts are subject to adjustment based on the MSBA's audit of project costs incurred by the District.