District:	Nauset Public Schools
School Name:	Nauset 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 Nauset Public Schools to replace the roof and windows at the Nauset Regional High School.

District Info	
District Name:	Nauset Public Schools
Middle	1 – Nauset Regional Middle School
High School	1 – Nauset Regional High School

School Info	
School Name:	Nauset Regional High School
Type of School:	High School
Grades Served:	9-12
Year Opened:	1972
Total Building Square Footage:	330,000
Building Issues:	Aging roof and window systems
2010-2011 Enrollment:	975

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

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

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, Habeeb & Associates, recommends completely removing the roof down to the roof decking at the Nauset Regional High School and replacing it with a 2-Ply built-up roof system, as well as replacing the existing windows with thermally broken, double pane aluminum windows. The Designer has confirmed that the roof and window systems 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 $6,702,800 for the Nauset Regional High School which includes an estimated final construction cost of $5,717,710. Construction costs include $19.65/sf for the 2-Ply built-up roof replacement and associated costs of $609,185 for the roof demolition and roof top masonry repairs, and $106.44/sf for the window replacement and associated costs of $525,722 for window abatement, structural frame repairs, interior finishes, and window system restoration. The basis of the Total Facilities Grant would be $6,492,686. The project budget breakdown is shown in the table below:

School Name:	Nauset Regional High School
Project Scope:	Roof (120,000 sf) and window replacement (20,900 sf)
Total Project Budget:	$6,702,800
Total Construction Budget:*	$5,717,710
Scope Exclusions/Ineligible costs:**	$210,115
Basis of Total Facilities Grant:	$6,492,686
Reimbursement Rate:	37.32%
Maximum Total Facilities Grant:	$2,423,070

* 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 in the amount of $2,423,070 for the Project Funding Agreement for the roof and window replacement project at the Nauset Regional High School in the Nauset Public Schools. This amount is subject to adjustment based on the MSBA's audit of project costs incurred by the District.