District:	Peabody
School Names:	John E. Burke Elementary School William A. Welch Sr. Elementary 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 City of Peabody to replace the roof, windows, and boilers at the John E. Burke Elementary School and the roof at the William A. Welch Sr. Elementary School.

District Info	
District Name:	Peabody
Elementary Schools:	8 – Captain Samuel Brown Elementary School Center Elementary School John E. Burke Elementary School John E. McCarthy Elementary School South Memorial Elementary School Thomas Carroll Elementary School West Memorial Elementary School William A. Welch Sr. Elementary School
Middle Schools:	1 – J. Henry Higgins Middle School
High Schools:	1 – Peabody Veterans Memorial High School

School Info		
School Name:	John E. Burke Elementary School	William A. Welch Sr. Elementary School
Type of School:	Elementary School	Elementary School
Grades Served:	K-5	PK-5
Year Opened:	1965	1972
Total Building Square Footage:	54,580	58,518
Building Issues:	Roof beyond useful life, thermally inefficient windows, boiler beyond useful life	Roof beyond useful life
2010-2011 Enrollment:	314	328

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

Consultants	
Owner's Project Manager:	Daedalus Projects Incorporated
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, recommends completely removing the roof down to the roof decking at the John E. Burke Elementary School and replacing it with a PVC roof system; replacing the existing windows with thermally broken, double pane aluminum windows; and, replacing the two existing boilers with three new energy efficient gas fired condensing boilers. The District's Designer also recommends completely removing the roof down to the roof decking at the William A Welch Sr. Elementary School and replacing it with a PVC roof system. The Designer has confirmed that the roof, window, and boiler 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 $2,909,873 for the John E. Burke Elementary School, which includes an estimated final construction cost of $2,310,525. Construction costs include $17.14/sf for the PVC roof replacement and associated costs of $188,554 for roof demolition and roof top masonry repairs; $99.63/sf for the window replacement and associated costs of $91,558 for window abatement; and, $295,182 for the boiler replacement and associated costs of $137,336 for demolition and boiler system electrical upgrades. The District has provided a total project budget of $1,280,511 for the William A. Welch Sr. Elementary School, which includes an estimated final construction cost of $1,008,688. Construction costs include $17.24/sf for the PVC roof replacement and associated costs of $166,563 for roof demolition and roof top masonry repairs. The basis of the Total Facilities Grant would be $2,724,578 for the John E. Burke Elementary School and $1,212,918 for the William A. Welch Sr. Elementary School. The project budget breakdown is shown in the table below:

School Name:	John E. Burke Elementary School	William A. Welch Sr. Elementary School	TOTAL
Project Scope:	Roof (44,800 sf), Window (8,330 sf), and Boiler Replacement	Roof (48,840 sf), Replacement	
Total Project Budget:	$2,909,873	$1,280,511	$4,190,384
Total Construction Budget:*	$2,310,525	$1,008,688	$3,319,213
Scope Exclusions/Ineligible costs:**	$185,295	$67,593	$252,888

Basis of Total Facilities Grant:	$2,724,578	$1,212,918	$3,937,496
Reimbursement Rate:	53.32%	53.32%	53.32%
Maximum Total Facilities Grant:	$1,452,745	$646,728	$2,099,473

* Does not include construction contingency.
** Based on cost comparisons, the MSBA has applied funding limits to the construction contingency.

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 $2,099,473 for the Project Funding Agreement for the City of Peabody. These amounts are subject to adjustment based on the MSBA's audit of project costs incurred by the District.