District:	Westport
School Names:	Alice A. Macomber School Westport 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 Westport to replace the roof at the Alice A. Macomber School and the Westport High School.

District Info	
District Name:	Westport
Elementary Schools:	2 – Alice A. Macomber School Westport Elementary School
Middle Schools:	1 – Westport Middle School
High Schools:	1 – Westport High School

School Info		
School Name:	Alice A. Macomber School	Westport High School
Type of School:	Elementary School	High School
Grades Served:	PK-K	9-12
Year Opened:	1956	1954
Total Building Square Footage:	31,636	155,000
Building Issues:	Past service life, water infiltration	Roof and windows past service life, water infiltration
2010-2011 Enrollment:	234	507

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

Consultants	
Owner's Project Manager:	Pinck & Co.
Designer:	CGKV 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. For both the Alice A. Macomber School and Westport High School, the District's Designer, CGKV Architects Inc., recommends completely removing the existing roof system and replacing the flat areas with an EPDM roof system and the pitched areas with an asphalt shingle roof system. The Designer has confirmed that the roofs 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 $619,404 for the Alice A. Macomber School, which includes an estimated final construction cost of $505,050. Construction costs include $16.45/sf for an EPDM roof replacement and $5.94/sf for an asphalt shingle roof replacement. The associated costs are $143,588 for demolition, tar sealant, carpentry, and drainage.
- The District has provided a total project budget of $1,879,936 for the Westport High School, which includes an estimated final construction cost of $1,544,800. Construction costs include $14.59/sf for an EPDM roof replacement and $6.13/sf for an asphalt shingle roof replacement. The associated costs are $401,930 for demolition, abatement, carpentry, and drainage.

The basis of the Total Facilities Grant would be $610,883 for the Alice A. Macomber School and $1,853,580 for the Westport High School. The project budget breakdown is shown in the table below:

School Name:	Alice A. Macomber School	Westport High School	TOTAL
Project Scope:	Roof (34,621 sf) Replacement	Roof (79,284 sf) Replacement	
Total Project Budget:	$619,404	$1,879,936	$2,499,340
Total Construction Budget:*	$505,050	$1,544,800	$2,049,850
Total Project Exclusions:**	$8,521	$26,356	$34,877
Basis of Total Facilities Grant:	$610,883	$1,853,580	$2,464,463
Reimbursement Rate:	46.16%	46.16%	46.16%
Maximum Total Facilities Grant:	$281,984	$855,613	$1,137,597

* Does not include construction contingency.
** Based on cost comparisons, the MSBA has applied funding limits to the owner's 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 $1,137,597 for the Project Funding Agreement for the Town of Westport. This amount is subject to adjustment based on the MSBA's audit of project costs incurred by the District.