District:	Andover
School Name:	Andover West Middle School
Recommended Category:	Project Funding Agreement Green Repair Program
Date:	March 30, 2011

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Andover to replace the roof at the Andover West Middle School.

District Info	
District Name:	Andover
Elementary Schools:	5 – Bancroft Elementary School Henry C Sanborn Elementary School High Plain Elementary School Shawsheen School South Elementary, West Elementary
Middle Schools:	3 – Andover West Middle School Doherty Middle School Wood Hill Middle School
High Schools:	1 – Andover High School

School Info	
School Name:	Andover West Middle School
Type of School:	Middle School
Grades Served:	6-8
Year Opened:	1956
Total Building Square Footage:	106,000
Building Issues:	Roof beyond useful life (numerous leaks and punctures)
2010-2011 Enrollment:	543

MSBA Votes	
Invited into Green Repair:	November 17, 2010
Project Funding Agreement Authorization:	March 30, 2011

Consultants	
Owner's Project Manager:	Skanska USA Building Inc.
Designer:	Russo Barr Associates, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis and schematic design of the facility and developed a proposed scope of work, schedule and estimated budget. The District's Designer, Russo Barr Associates, recommends completely removing the roof down to the roof decking and replacing it with a PVC single-ply roof membrane system. The Designer has confirmed that the roof will be in compliance with the Green Repair Program sustainability requirements.

MSBA staff have reviewed the schematic drawings and specifications provided by the District and have discussed scope and budget with the District and its consultants. The District has provided a total project budget of $1,540,407 which includes a construction cost of $1,315,900. Construction costs include $13.50/sf for roof replacement and associated costs of $465,000 for roof deck repair and above the roof line repair of masonry and thru-flashing. The basis of the Total Facilities Grant would be $1,540,407.

School Name:	Andover West Middle School
Project Scope:	Roof replacement (63,000 sf)
Total Project Budget:	$1,540,407
Total Construction Budget:*	$1,315,900
Basis of Total Facilities Grant:	$1,540,407
Reimbursement Rate:	39.00%
Maximum Total Facilities Grant:	$600,759

* Does not include Construction Contingency

MSBA staff recommends a maximum Total Facilities Grant in the amount of $600,759 for the Project Funding Agreement for the roof replacement project at the Andover West Middle School in the Town of Andover. This amount is subject to adjustment based on the MSBA's audit of project costs incurred by the District.