District:	Gardner
School Names:	Elm Street Elementary School Waterford Street Elementary School Gardner High 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 City of Gardner to replace the roofs at Elm Street Elementary School, Waterford Street Elementary School, and Gardner High School.

District Info	
District Name:	Gardner
Elementary Schools:	3 – Elm Street Elementary School Waterford Street Elementary School Helen Mae Sauter Elementary School
Middle Schools:	1 – Gardner Middle School
High Schools:	2 – Gardner Academy for Learning and Technology Gardner High School

School Info			
School Name:	Elm Street Elementary School	Waterford Street Elementary School	Gardner High School
Type of School:	Elementary School	Elementary School	High School
Grades Served:	3-5	PK-2	9-12
Year Opened:	1926	1957	1976
Total Building Square Footage:	131,000	70,000	214,000
Building Issues:	Roof beyond useful life	Roof beyond useful life	Roof beyond useful life
2010-2011 Enrollment:	500	491	679

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

Consultants	
Owner's Project Manager:	P3 Project Planning Professionals
Designer:	Knight, Bagge & Anderson, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of the facilities and developed a proposed scope of work, schedule and estimated budget. The District's Designer, Knight, Bagge & Anderson, recommends the completely removing the roof down to the roof decking and replacing it with an EPDM single-ply roof membrane system for each school, with alternates to substitute the EPDM system for a PVC system or built-up roofing system if the bids allow.

MSBA staff reviewed the consultants' existing conditions analysis and proposed schedule provided by the District and have met with the District and its consultants to discuss the scope and budget. The District has provided a total project budget of $388,099 for the Elm Street Elementary School which includes an estimated final construction cost of $299,058. Construction costs include $14.89/sf for EPDM roof replacement and associated costs of $84,702 for roof deck repair. The District has provided a total project budget of $421,528 for the Waterford Street Elementary School which includes an estimated final construction cost of $330,815. Construction costs include $14.76/sf for EPDM roof replacement and associated costs of $94,680 for roof deck repair. The District has provided a total project budget of $2,189,398 for the Gardner High School which includes an estimated final construction cost of $1,886,583. Construction costs include$14.37/square foot for EPDM roof replacement and associated costs of $321,066 for roof deck repair. The new roofs will be insulated, and the Designer has confirmed that they will be in compliance with the Green Repair Program sustainability requirements. The basis of the Total Facilities Grant would be $388,099 for the Elm Street Elementary School, $421,528 for the Waterford Street Elementary School, and $2,189,398 for the Gardner High School. The project budget breakdown is shown in the tables below:

School Name:	Elm Street Elementary School	Waterford Street Elementary School	Gardner High School	DISTRICT TOTAL
Project Scope:	Roof Replacement (14,400 sf)	Roof Replacement (16,000 sf)	Roof Replacement (108,917 sf)	
Total Project Budget:	$388,099	$421,528	$2,189,398	$2,999,025
Total Construction Budget:*	$299,058	$330,815	$1,886,583	$2,516,456
Basis of Total Facilities Grant:	$388,099	$421,528	$2,189,398	$2,999,025
Reimbursement Rate:	73.28%	73.28%	73.28%	73.28%
Maximum Total Facilities Grant:	$284,399	$308,896	$1,604,391	$2,197,686

* Does not include Construction Contingency

MSBA staff recommends a maximum total facilities grant for each project in the amount set forth in the chart above, up to a maximum Total Facilities Grant of $2,197,686 for the Project Funding Agreement for the City of Gardner. These amounts are subject to adjustments based on the MSBA's audit of project costs incurred by the District.