District:	Leicester
School Name:	Leicester Memorial Elementary School Leicester 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 Leicester to repair the boiler system at the Leicester Memorial Elementary School and to replace the roof at the Leicester Middle School.

District Info	
District Name:	Leicester
Elementary Schools:	2 – Leicester Memorial Elementary School Leicester Primary School
Middle Schools:	1 – Leicester Middle School
High Schools:	1 – Leicester High School

School Info		
School Name:	Leicester Memorial ES	Leicester MS
Type of School:	Elementary School	Middle School
Grades Served:	3-5	6-8
Year Opened:	1954	1961
Total Building Square Footage:	48,350	69,448
Building Issues:	Boiler system	Failing roof
2010-2011 Enrollment:	410	424

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

Consultants	
Owner's Project Manager:	Maguire Group
Designer:	Bradley Architects, 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. At the Leicester Middle School, the District's Designer, Bradley Architects, recommends removing the existing roof to the structural deck and replacing it with an EPDM roof system. At the Leicester Memorial Elementary School, the Designer recommends replacing components of the boiler system, including the condensate receiver, chemical feed system, boiler feed water pumps. The Designer has confirmed that the roof and boiler system 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 $1,370,616 which includes a construction cost of $1,179,985. Construction costs include $12.60/sf for roof replacement at the Middle School and $40,500 for boiler system repair at the Memorial Elementary School. The basis of the Total Facilities Grant would be $1,357,126.

School Name:	**Leicester Memorial ES**	**Leicester MS**	**DISTRICT TOTAL**
Project Scope:	Boiler system repair	Roof replacement (90,000 sf)	
Total Project Budget:	$56,265	$1,314,351	$1,370,616
Total Construction Budget:*	$40,500	$1,139,485	$1,179,985
Scope Exclusions/Ineligible costs:**	$0	$13,490	$13,490
Basis of Total Facilities Grant:	$56,265	$1,300,861	$1,357,126
Reimbursement Rate:	59.21%	59.21%	59.21%
Maximum Total Facilities Grant:	$33,315	$770,240	$803,555

* Does not include Construction Contingency

** Based on cost comparisons, the MSBA has applied funding limits to the construction contingency, owner's contingency, OPM fee and Designer fee

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 $803,555 for the Project Funding Agreement for the Town of Leicester. These amounts are subject to adjustments based on the MSBA's audit of project costs incurred by the district.