District:	Leverett
School Name:	Leverett Elementary 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 Leverett for the roof repair and window replacement project at the Leverett Elementary School.

District Info	
District Name:	Leverett
Elementary Schools:	1 –Leverett Elementary School

School Info	
School Name:	Leverett Elementary School
Type of School:	Elementary School
Grades Served:	PK-6
Year Opened:	1950
Total Building Square Footage:	42,950
Building Issues:	Damaged Roof, single pane windows in poor condition
2010-2011 Enrollment:	159

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

Consultants	
Owner's Project Manager:	Potomac Capital Advisors
Designer:	DiMarinisi & Wolfe Architects

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, DiMarinisi & Wolfe Architects, recommends repairing the slate tiles in locations where the slate is damaged and re-insulating the entire roof as well as replacing the windows with a triple-glazed window system. The Designer has confirmed that the new roof and windows 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 $564,248 which includes a construction cost of $367,455. Construction costs include $6.85/sf for slate roof repair, $1.74/sf for insulation, $104.76/sf for window replacement and associated costs of $79,255 window abatement and interior trim repair. The basis of the Total Facilities Grant would be $526,487.

School Name:	Leverett Elementary School
Project Scope:	Roof repair (14,333 sf) Re-insulation (12,800 sf) and window replacement (1,601 sf)
Total Project Budget:	$564,248
Total Construction Budget:	$367,455
Scope Exclusions/Ineligible costs:**	$37,761
Basis of Total Facilities Grant:	$526,487
Reimbursement Rate:	51.42%
Maximum Total Facilities Grant:	$270,720

* 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 of $270,720 for the Project Funding Agreement for the roof repair and window replacement project at the Leverett Elementary School in the Town of Leverett. This amount is subject to adjustment based on the MSBA's audit of project costs incurred by the District.