District:	Lexington
School Name:	Lexington 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 Town of Lexington for a roof replacement at the Lexington High School.

District Info	
District Name:	Lexington
Elementary Schools:	6 – Bowman Elementary School Bridge Elementary School Fiske Elementary School Harrington Elementary School Joseph Estabrook Elementary School Maria Hastings Elementary School
Middle Schools:	2 – Jonas Clarke Middle School WM Diamond Middle School
High Schools:	1 – Lexington High School

School Info	
School Name:	Lexington High School
Type of School:	High School
Grades Served:	9-12
Year Opened:	1953
Total Building Square Footage:	328,500
Building Issues:	Roof beyond useful life
2010-2011 Enrollment:	1,983

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 of the High School 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 49,075 square feet of low-sloped classroom and common space with EPDM single-ply roof membrane system and 14,500 square feet of steep-sloped gym space with PVC single-ply roof membrane system. The Designer recommends the PVC system for the gym so that a proper watertight connection will be achieved as a PVC roof membrane exists at the adjacent upper roof areas of the structure.

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 $1,122,890 for the Lexington High School which includes an estimated final construction cost of $997,500. Construction costs include $13.25/sf for EPDM roof replacement, $15.50/sf for PVC roof replacement, and associated costs of $93,452 for roof deck repair. The new roofs will be insulated, and the District has confirmed that the new roofs will in compliance with the Green Repair Program sustainability requirements. The basis of the Total Facilities Grant would be $1,122,890 for the Lexington High School. The project budget breakdown is shown in the tables below:

School Name:	Lexington High School
Project Scope:	Roof replacement (63,575 sf)
Total Project Budget:	$1,122,890
Total Construction Budget:*	$997,500
Basis of Total Facilities Grant:	$1,122,890
Reimbursement Rate:	33.95%
Maximum Total Facilities Grant:	$381,221

* Does not include Construction Contingency

MSBA staff recommends a maximum Total Facilities Grant of $381,221 for the Project Funding Agreement for the roof replacement project at Lexington High School in the Town of Lexington. This amount is subject to adjustment based on the MSBA's audit of project costs incurred by the District.