District:	Melrose
School Name:	Melrose 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 Melrose for a roof replacement project at Melrose High School.

District Info	
District Name:	Melrose
Elementary Schools:	6 – Early Childhood Center School Herbert Clark Hoover School Horace Mann School Lincoln School Roosevelt School Winthrop School
Middle Schools:	1 – Melrose Middle School
High Schools:	1 – Melrose High School

School Info	
School Name:	Melrose High School
Type of School:	High School
Grades Served:	9-12
Year Opened:	1975
Total Building Square Footage:	241,000
Building Issues:	Roof beyond useful life
2010-2011 Enrollment:	984

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

Consultants	
Owner's Project Manager:	Municipal Building Consultants, Inc.
Designer:	Gale 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, Gale Associates, recommends completely removing the roof down to the roof decking and replacing it with a PVC single-ply roof membrane system. The

District has confirmed that the roof will be in compliance with the Green Repair Program sustainability requirements.

MSBA staff has 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 $1,062,198, which includes a construction cost of $868,938. Construction costs include $14.99/sf for roof replacement and associated costs of $205,812 for roof deck repair, above the roof line masonry repair and roof plumbing. The basis of the Total Facilities Grant would be $1,037,027.

School Name:	Melrose High School
Project Scope:	Roof replacement (44,240 sf)
Total Project Budget:	$1,062,198
Total Construction Budget:*	$868,938
Scope Exclusions/Ineligible costs:**	$25,171
Basis of Total Facilities Grant:	$1,037,027
Reimbursement Rate:	51.42%
Maximum Total Facilities Grant:	$533,239

* 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 $533,239 for the Project Funding Agreement for the roof replacement project at Melrose High School in the City of Melrose. This amount is subject to adjustment based on the MSBA's audit of project costs incurred by the District.