District:	Narragansett Regional School District
School Names:	Narragansett Middle School Phillipston Memorial 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 Narragansett Regional School District to replace the boilers at the Phillipston Memorial School and to replace the roof at Narragansett Middle School.

District Info	
District Name:	Narragansett Regional School District
Elementary Schools:	4 – Baldwinville Elementary School East Templeton Phillipston Memorial School Templeton Center School
Middle Schools:	1 – Narragansett Middle School
High Schools:	1 – Narragansett Reg. High School

School Info		
School Name:	Phillipston Memorial School	Narragansett Middle School
Type of School:	Elementary School	Middle School
Grades Served:	PK-4	5-8
Year Opened:	1948	1958
Total Building Square Footage:	25,325	100,000
Building Issues:	Boiler failing	Roof beyond useful life
2010-2011 Enrollment:	126	511

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 removing the existing roof at the Narragansett Middle School and replacing it with an EPDM roof system and replacing the boiler at the Phillipston Memorial School. The District has confirmed that the roof and boilers 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 $1,294,266 with a total construction cost of $1,087,451. Construction costs include a construction cost of $1,006,020 for the Narragansett Middle School roof ($14.27/sf) and a construction cost of $81,431 for the Phillipston Memorial School boiler. The basis of the Total Facilities Grant would be $1,294,266.

School Name:	**Phillipston Memorial School**	**Narragansett Middle School**	**DISTRICT TOTAL**
Project Scope:	Boiler system repair	Roof replacement (70,500 sf)	
Total Project Budget:	$143,235	$1,151,031	$1,294,266
Total Construction Budget:	$81,431	$1,006,020	$1,087,451
Basis of Total Facilities Grant:	$143,235	$1,151,031	$1,294,266
Reimbursement Rate:	59.84%	59.84%	59.84%
Maximum Total Facilities Grant:	$85,712	$688,777	$774,489

* Does not include Construction Contingency

MSBA staff recommends a maximum total facilities grant for each project in the amounts set forth in the chart above, up to a maximum Total Facilities Grant of $774,489 for the Project Funding Agreement for the Narragansett Regional School District. These amounts are subject to adjustment based on the MSBA's audit of project costs incurred by the District.