District:	Needham
School Name:	Pollard 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 Needham for a roof replacement at the Pollard Middle School.

District Info	
District Name:	Needham
Elementary Schools:	5 – Broadmeadow Elementary School Hillside Elementary School John Eliot Elementary School Newman Elementary School William Mitchell Elementary School
Middle Schools:	2 – High Rock School Pollard Middle School
High Schools:	1 – Needham High School

School Info	
School Name:	Pollard Middle School
Type of School:	Middle School
Grades Served:	7-8
Year Opened:	1958
Total Building Square Footage:	175,000
Building Issues:	Roof beyond useful life
2010-2011 Enrollment:	829

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

Consultants	
Owner's Project Manager:	STV Construction, 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 existing PVC system and replacing it with a three-ply cold process built up roof system. The new roof is

insulated, and the District has confirmed that it 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 $3,251,540 which includes a construction cost of $2,810,210. Construction costs include $20.36/sf for roof replacement, and associated costs of $702,636 for above-roof line rising wall cladding, masonry, roof plumbing, as well as replacement skylights and clerestory windows. The basis of the Total Facilities Grant would be $3,200,414.

School Name:	Pollard Middle School
Project Scope:	Roof replacement (103,500 sf)
Total Project Budget:	$3,251,540
Total Construction Budget:*	$2,810,210
Scope Exclusions/Ineligible costs:**	$51,126
Basis of Total Facilities Grant:	$3,200,414
Reimbursement Rate:	35.42%
Maximum Total Facilities Grant:	$1,133,587

* 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 $1,133,587 for the Project Funding Agreement for the roof replacement project at the Pollard middle School in the Town of Needham. This amount is subject to adjustment based on the MSBA's audit of project costs incurred by the District.