District:	Palmer
School Names:	Converse Middle School Old Mill Pond Elementary School Palmer 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 Palmer to replace the roof and boilers at Converse Middle School, partial roof and boilers at Old Mill Pond Elementary School and the roof and boilers at Palmer High School.

District Info	
District Name:	Palmer
Elementary Schools:	1 – Old Mill Pond Elementary School
Middle Schools:	1 – Converse Middle School
High Schools:	1 – Palmer High School

School Info			
School Name:	Old Mill Pond Elementary School	Converse Middle School	Palmer High School
Type of School:	Elementary School	Middle School	High School
Grades Served:	PK-4	5-7	8-12
Year Opened:	1991	1922	1991
Total Building Square Footage:	95,000	78,000	132,000
Building Issues:	Failing roof & boilers	Failing roof & boilers	Failing roof & boilers
2010-2011 Enrollment:	657	404	558

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

Consultants	
Owner's Project Manager:	Diversified Project Management
Designer:	Tighe & Bond, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis and schematic design of the facilities and developed a proposed scope of work, schedule and estimated budget. The District's Designer, Tighe & Bond, recommends removing the existing roofs on all three buildings and replacing them with PVC roof systems. The Designer also recommends removing the existing boilers in all three facilities and replacing them with energy efficient boilers. 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 $4,084,934 with a total construction cost of $3,567,089. Construction costs include:

- Converse Middle School: $15.00/sf for roof replacement, associated roof costs for above roof masonry and thru flashing of $249,002 and $175,106 for boiler replacement.
- Old Mill Pond High School: $13.55/sf for partial roof repair and $337,120 for boiler replacement.
- Palmer High School: $15.00/sf for roof replacement, associated roof costs of $348,598 for deck repair, above roof masonry, thru wall flashing, drainage and $368,227 for boiler replacement.

The basis of the Total Facilities Grant would be $4,084,934.

School Name:	**Converse MS**	**Old Mill ES**	**Palmer HS**	**DISTRICT TOTAL**
Project Scope:	Roof (42,200sf) Boiler	Roof (20,000sf) Boiler	Roof (72,200sf) Boiler	
Total Project Budget:	$1,234,182	$763,201	$2,051,551	$4,084,934
Total Construction Budget:*	$1,057,108	$710,110	$1,799,871	$3,567,089
Basis of Total Facilities Grant:	$1,234,182	$763,201	$2,051,551	$4,084,934
Reimbursement Rate:	61.32%	61.32%	61.32%	61.32%
Maximum Total Facilities Grant:	$756,800	$467,995	$1,258,011	$2,482,806

* Does not include Construction Contingency

MSBA staff recommends a maximum total facilities grant for each project in the amount set forth in the chart above, up to a maximum Total Facilities Grant of $2,482,806 for the Project Funding Agreement for the Town of Palmer. These amounts are subject to adjustment based on the MSBA's audit of project costs incurred by the District.