District:	Reading
School Names:	Birch Meadow Elementary School J. Warren Killam Elementary 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 Reading to replace the windows at Birch Meadow Elementary School and the roof at J. Warren Killam Elementary School.

District Info	
District Name:	Reading
Elementary Schools:	6 – Birch Meadow Elementary School Alice M. Barrows Elementary School J. Warren Killam Elementary School Joshua Eaton Elementary School Reading Memorial High School (PK Class) Wood End Elementary School
Middle Schools:	2 – Arthur W. Coolidge Middle School Walter S. Parker Middle School
High Schools:	1 – Reading Memorial High School

School Info		
School Name:	Birch Meadow Elementary School	J. Warren Killam Elementary School
Type of School:	Elementary School	Elementary School
Grades Served:	K-5	K-5
Year Opened:	1964	1969
Total Building Square Footage:	58,500	57,000
Building Issues:	Thermally inefficient windows	Roof beyond useful life
2010-2011 Enrollment:	419	447

MSBA Votes	
Invited into Green Repair:	November 23, 2010
Project Funding Agreement Authorization:	March 30, 2011

Consultants	
Owner's Project Manager:	Knight, Bagge & Anderson, Inc.
Designer:	LPBA/Architects, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of the facilities and developed a proposed scope of work, schedule and estimated budget. The District's Designer, LPBA/Architects, recommends removing the single pane wood window systems at the Birch Meadow Elementary School and replacing them with thermally efficient windows. The Designer also recommends completely removing the roof down to the roof decking and replacing it with a PVC single-ply roof membrane system for the J. Warren Killam Elementary School.

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 $735,846 for the Birch Meadow Elementary School, which includes an estimated final construction cost of $586,206. Construction costs include $101.98/sf for window replacement and associated costs of $88,250 for window abatement. For the J. Warren Killam Elementary School, the District has provided a total project budget of $1,349,407, which includes an estimated final construction cost of $1,140,483. Construction costs include $15.87/sf for roof replacement and associated costs of $180,160 for roof deck repair, above the roof line masonry, and roof plumbing. The District has confirmed that the new roof and windows will be in compliance with the Green Repair Program sustainability requirements. The basis of the Total Facilities Grant would be $735,846 for the Birch Meadow Elementary School and $1,349,407 for the J. Warren Killam Elementary School. The project budget breakdown is shown in the table below:

School Name:	Birch Meadow Elementary School	J. Warren Killam Elementary School	DISTRICT TOTAL
Project Scope:	Window replacement (4,883 sf)	Roof Replacement (60,500 sf)	
Total Project Budget:	$735,846	$1,349,407	$2,085,253
Total Construction Budget:*	$586,206	$1,140,483	$1,726,689
Basis of Total Facilities Grant:	$735,846	$1,349,407	$2,085,253
Reimbursement Rate:	47.21%	47.21%	47.21%
Maximum Total Facilities Grant:	$347,393	$637,055	$984,448

* 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 $984,448 for the

Project Funding Agreement for the Town of Reading. These amounts are subject to adjustment based on the MSBA's audit of project costs incurred by the District.