District:	Shrewsbury
School Name:	Spring Street 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 Shrewsbury for a roof and window replacement at the Spring Street Elementary School.

District Info	
District Name:	Shrewsbury
Elementary Schools:	6 – Beal Elementary School Calvin Coolidge Elementary School Floral Street Elementary School Parker Road Pre-School Spring Street Elementary School Walter J. Paton Elementary School
Middle Schools:	2 – Oak Middle School Sherwood Middle School
High Schools:	1 – Shrewsbury Sr. High School

School Info	
School Name:	Spring Street Elementary School
Type of School:	Elementary School
Grades Served:	K-4
Year Opened:	1967
Total Building Square Footage:	37,200
Building Issues:	Roof is beyond useful life, thermally inefficient windows
2010-2011 Enrollment:	381

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

Consultants	
Owner's Project Manager:	PMA Construction Services
Designer:	Habeeb & Associates Architects, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of the facility and developed a proposed scope of work, schedule and estimated budget. The District's Designer,

Habeeb & Associates Architects, recommends completely removing the roof down to the roof decking and replacing it with an EPDM single-ply roof membrane and removing both the fixed and projected operable window units and replacing them with thermally efficient windows.

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 $1,310,797, which includes an estimated final construction cost of $933,900. Construction costs include $14.30/sf for the roof replacement and associated costs of $60,060 for roof deck repair and roof plumbing. Construction costs include $91.30/sf for window replacement and associated costs of $74,580 for window abatement and window system restoration. 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 for the Spring Street Elementary School would be $1,163,674. The project budget breakdown is shown in the table below:

School Name:	Spring Street Elementary School
Project Scope:	Roof (22,300 sf) and Window (4,900 sf) replacement
Total Project Budget:	$1,310,797
Total Construction Budget:*	$933,900
Scope Exclusions/Ineligible Costs:**	$147,123
Basis of Total Facilities Grant:	$1,163,674
Reimbursement Rate:	50.16%
Maximum Total Facilities Grant:	$583,699

* 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 has also excluded $25,000 in costs associated with the allowance to expedite window fabrication.

MSBA staff recommends a maximum Total Facilities Grant of $583,699 for the Project Funding Agreement for the roof and window replacement project at the Spring Street Elementary School in the Town of Shrewsbury. This amount is subject to adjustment based on the MSBA's audit of project costs incurred by the District.