District:	Sudbury
School Name:	Peter Noyes 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 Sudbury for a roof, window and boiler replacement at the Peter Noyes Elementary School.

District Info	
District Name:	Sudbury
Elementary Schools:	4 – General John Nixon Elementary School Israel Loring Elementary School Josiah Haynes Elementary School Peter Noyes Elementary School
Middle Schools:	1 – Ephraim Curtis Middle School

School Info	
School Name:	Peter Noyes Elementary School
Type of School:	Elementary School
Grades Served:	PK-5
Year Opened:	1951
Total Building Square Footage:	109,868
Building Issues:	Roof is beyond useful life, thermally inefficient windows, boiler system is beyond useful life
2010-2011 Enrollment:	650

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

Consultants	
Owner's Project Manager:	Compass Project Management
Designer:	BLW Engineers, Inc. / Gale Associates, Inc.

NB. This Recommendation contains a clerical error that was identified after its publication. The Designer is incorrectly identified as Gale Associates, Inc. on page 1 and 2 of this Recommendation. In fact, the Designer is Russo Bar Associates, 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 roof and window Designer, Gale Associates, recommends completely removing the roof down to the roof decking and replacing it with a PVC single-ply roof membrane and removing both the double hung windows and the sliding and fixed sash windows and replacing them with thermally efficient windows. The District's boiler Designer, BLW Engineers, recommends replacing the school's original boilers and replacing them with three condensing type boilers.

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 $2,600,000 for the Peter Noyes Elementary School, which includes an estimated final construction cost of $2,177,072. Construction costs include $15.95/sf for roof replacement and associated costs of $248,148 for roof deck repair, above the roof line masonry, above the roof line windows. Construction costs include $81.18/sf for window replacement and associated costs of $116,786 for a storefront window and door system at the building exterior and courtyard. The District has confirmed that the new roofs, windows, and boilers will be in compliance with the Green Repair Program sustainability requirements. The basis of the Total Facilities Grant for the Peter Noyes Elementary School would be $2,475,080. The project budget breakdown is shown in the table below:

School Name:	Peter Noyes Elementary School
Project Scope:	Roof (53,505 sf), Window (7,115 sf), and Boiler replacement
Total Project Budget:	$2,600,000
Total Construction Budget:*	$2,177,072
Scope Exclusions/Ineligible Costs:**	$124,920
Basis of Total Facilities Grant:	$2,475,080
Reimbursement Rate:	35.42%
Maximum Total Facilities Grant:	$876,673

* 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 $90,800 in costs associated with thermal controls for unit ventilators and classroom exhaust vents as well as the disconnection and reconnection of roof solar panels.

MSBA staff recommends a maximum Total Facilities Grant of $876,673 for the Project Funding Agreement for the roof, window and boiler replacement project at the Peter Noyes Elementary School in the Town of Sudbury. This amount is subject to adjustment based on the MSBA's audit of project costs incurred by the District.