District:	Winchester
School Name:	Lynch 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 Winchester for a roof replacement at the Lynch Elementary School.

District Info	
District Name:	Winchester
Elementary Schools:	5 – Ambrose Elementary School Lincoln Elementary School Lynch Elementary School Muraco Elementary School Vinson-Owen Elementary School
Middle Schools:	1 – McCall Middle School
High Schools:	1 – Winchester High School

School Info	
School Name:	Lynch Elementary School
Type of School:	Elementary School
Grades Served:	PK-5
Year Opened:	1961
Total Building Square Footage:	83,651
Building Issues:	Roof beyond useful life
2010-2011 Enrollment:	463

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

Consultants	
Owner's Project Manager:	Knight, Bagge & Anderson, Inc.
Designer:	Gale Associates, 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, Gale Associates, recommends completely removing the roof down to the roof decking and replacing it with a 3-ply SBS modified bitumen membrane with mineral surfacing cap sheet. The Designer has recommended the modified bitumen roof system because it will provide long term maintenance benefits due to the extremely low roof access and past issues with vandalism.

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 $1,569,000 for the Lynch Elementary School which includes an estimated final construction cost of $1,308,581. Construction costs include $20.90/sf for roof replacement and associated costs of $302,809 for roof deck repair, roof plumbing, above the roof line windows, and window sills. The new roofs are insulated, and the Designer has confirmed that the roofs will be in compliance with the Green Repair Program sustainability requirements. The basis of the Total Facilities Grant would be $1,569,000 for the Lynch Elementary School. The project budget breakdown is shown in the tables below:

School Name:	Lynch ES
Project Scope:	Roof replacement (45,910 sf)
Total Project Budget:	$1,569,000
Total Construction Budget:*	$1,308,581
Basis of Total Facilities Grant:	$1,569,000
Reimbursement Rate:	33.95%
Maximum Total Facilities Grant:	$532,676

* Does not include Construction Contingency

MSBA staff recommends a maximum Total Facilities Grant of $532,676 for the Project Funding Agreement for the roof replacement project at the Lynch Elementary School in the Town of Winchester. These amounts are subject to adjustments based on the MSBA's audit of project costs incurred by the District.