

District: Hamilton - Wenham  
School Name: Cutler Elementary  
Recommended Category: Project Scope and Budget Agreement  
Date: September 30, 2009

### Recommendation

That the Executive Director is authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Regional School District of Hamilton-Wenham for the proposed HVAC Upgrade/Replacement project at the Cutler Elementary School.

### Background

The Regional School District of Hamilton-Wenham, with a total 2008-2009 student population of 2,080, has three elementary schools (PK-5), one middle school (6-8), and one high school (9-12). In February 2007, Hamilton-Wenham submitted one Statement of Interest (SOI) for the Cutler Elementary School (K-5).

The Cutler School is a 45,000 gross square foot facility with a 2008-2009 total enrollment of 298 students. The facility includes the original (1952 vintage) school building of approximately 28,780 SF, portable classrooms (added in 1955) of approximately 4,800 SF, and the Whittier Wing (added in 1990) with approximately 11,420 SF, for a total building square footage of approximately 45,000. When the Whittier Wing was added in 1990, the old school was partially renovated including the replacement of windows, upgrade of boiler burners and domestic water heater. The District identified a number of system concerns in its SOI, including the following: (1) the original boilers in the 1952 building are outdated and inefficient; (2) inadequate heating distribution and terminal units (in 1952 and 1955 buildings); (3) outdated lighting systems and controls; and (4) a need to provide an energy management control system.

### Project Scope:

The Regional School District's Designer, RDK Engineers, recommends that the existing main heating systems, which utilize oil fire steamed boilers with classroom unit ventilators, be replaced with gas fired, hot water condensing boilers with energy recovery ventilators for the main building. Their recommendation includes replacing the HVAC system for the modular classrooms with packaged gas heating, electric cooling rooftop units as the large glass exposure requires cooling to compensate for the solar gain. The work associated with the recent classroom and gymnasium addition will be limited to replacing the existing pneumatic controls with digital controls.

To maximize the efficiency of the new and existing HVAC equipment, RDK Engineers proposed to provide the facility with a Building Management System which will optimize

the temperature set points, night setback, and boiler operation and scheduling of the HVAC systems installed for the Cutler Elementary School.

Based on staff's review of the Designer's report and a subsequent visit to the Cutler School, MSBA staff believes that the Designer's recommendation is reasonable and recommends approving this project as proposed by RDK Engineers.

Cutler Elementary School 298 Students 45,000 Square Feet	Basis of Total Facilities Grant
OPM Services:	\$ 98,470
Designer Services:	\$ 123,850
Construction Estimate including construction contingencies:	\$1,289,400
Owner's Contingency:	\$ 10,000
Hazmat Monitoring & Testing	\$ 10,000
Total Project Cost:	\$1,531,720
MSBA Reimbursement Rate:	42.58%
Total Maximum Facilities Grant:	\$ 652,206