

District: Conway  
 School Name: Conway Grammar School  
 Recommended Category: Project Funding Agreement  
 Green Repair Program:  
 Date: September 29, 2010

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Conway for roof replacement for the Conway Grammar School.

<b>District Info</b>	
District Name:	Town of Conway
Elementary Schools:	Conway Grammar School
Middle Schools:	N/A
High Schools:	Frontier Regional HS (7-12)
Type of School:	Elementary School
Priority School Name:	Conway Grammar ES
Grades Served:	PK-6
Year Opened:	1991
Total Square Footage:	31,000
Additions:	N/A
Building Issues:	<ul style="list-style-type: none"> <li>- Heat loss from the building due to infiltration</li> <li>- Constant ice damming due to inadequate thermal barrier, which creates water infiltration</li> <li>- Existing roof covering has been substantially damaged by repeated shoveling and attempts to remove icing</li> <li>- Concern with increasing mold growth and poor air quality</li> <li>- Exterior wood trim damaged by rot</li> </ul>
Original Design Capacity:	Unknown
2009-2010 Enrollment:	175

<b>MSBA Votes</b>	
Invited into Green Repair:	May 26, 2010
Project Funding Agreement Authorization:	September 29, 2010

<b>Consultants/Contractor</b>	
Owner's Project Manager	N/A
Designer	Gorman Richardson Lewis Architects
Project Bid	February 2010
Contractor	RAC Builders
Construction NTP	August 2010
Project Completion	September 2010

## Discussion

The District's Designer, Gorman Richardson Lewis, performed an existing analysis and found that icing and massive roof leaks at the Conway Grammar School were being caused by the large quantities of heated building air warming the roof sheathing. This warm air entered the attic due to multiple breaches in and/or the absence of insulation, vapor retarder and air barriers in the ceiling assembly. The Designer's detailed report of proposed recommendations included the removal and replacement of the ceiling system, roof shingles and ridge vents.

MSBA staff has reviewed the 100% construction drawings, specifications, and contractor payment requisitions 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 \$1,353,450 which includes an estimated final construction cost of \$1,077,000. The basis of the Total Facilities Grant would be \$1,167,404, which excludes ineligible costs associated with legal fees, on-site consultant, moving costs and non-scope related change orders.

<b>Project Funding Agreement: CONWAY</b>		
	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$1,353,450	\$1,167,404
Project Cost per square foot:	\$43	
Total Construction Budget:	\$1,077,000	
Construction Cost per square foot:*	\$35	
Reimbursement Rate:		54.36%
Maximum Total Facilities Grant:		\$634,601

\* Does not include Construction Contingency

MSBA staff recommends a maximum Total Facilities Grant of \$634,601 for the Project Funding Agreement for the Conway Grammar School. This amount is subject to adjustment based on the MSBA's audit of project costs incurred by the District.