

District: Rockport  
 School Name: Rockport Elementary 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 Rockport for the replacement of the roof at the Rockport Elementary School.

<b>District Info</b>	
District Name:	Town of Rockport
Elementary Schools:	Rockport ES
Middle Schools:	Rockport MS
High Schools:	Rockport HS (school site houses both MS and HS)
Type of School:	Elementary School
Priority School Name:	Rockport ES
Grades Served:	PK-5
Year Opened:	1953
Total Building Square Footage:	65,307
Additions:	Major addition constructed in 1988
Acreage of Site:	21.4 shared with MS/HS
Building Issues:	- Roof frequently leaks, particularly between the 2 <sup>nd</sup> floor exterior wall and 1 <sup>st</sup> floor roof line, causing damage to ceiling tiles, interior walls, and instructional materials/equipment - Roof leaks also occur in the gymnasium - Health and safety concerns due to the potential for mold growth and wet floor surfaces
Original Design Capacity:	Unknown
2009-2010 Enrollment:	400

<b>MSBA Votes</b>	
Invitation to Green Repair Program:	May 26, 2010
Project Funding Agreement Authorization:	September 29, 2010

<b>Consultants</b>	
Owner's Project Manager	N/A
Designer	Russo Barr Associates
Project Bid	April 2010
Contractor	Reliable Roofing and Sheet Metal, LLC
Construction NTP	June 2010
Project Completion	September 2010

## Discussion

The District's Designer, Russo-Barr Associates, inspected the Rockport Elementary School roof in March, 2010. They concluded that the existing EPDM roof membrane (approximately 21-years-old) and the existing Built-up Roofing System (age unknown) were each in poor condition. Based on this study, a complete replacement utilizing a "tear-off" application with replacement with a PVC single-ply roof membrane system was recommended.

MSBA staff has reviewed the schematic drawings and specifications provided by the District and have discussed scope and budget with the District and its consultants. The District has provided a total project budget of \$687,500 which includes a construction cost of \$629,000. The basis of the Total Facilities Grant would be \$687,500.

<b>Project Funding Agreement: ROCKPORT</b>	
Total Roof Square Feet:	53,675
Total Project Budget:	\$687,500
Project Cost per square foot:	\$12.80
Total Construction Budget:	\$629,000
Construction Cost per square foot:*	\$11.72
Scope Exclusions/Ineligible costs:	\$0
Basis of Total Facilities Grant:	\$687,500
Reimbursement Rate:	41.10%
Maximum Total Facilities Grant:	\$282,563

\* Does not include Construction Contingency

MSBA staff recommends a maximum Total Facilities Grant of \$282,563 for the Project Funding Agreement for the Rockport Elementary School roof replacement. This amount is subject to adjustment based on the MSBA's audit of project costs incurred by the District.