

District: City of Lowell  
 School Names: Lowell High School  
 Moody Elementary School<sup>1</sup>  
 Peter W. Reilly Elementary School<sup>2</sup>  
 Washington Elementary School  
 Recommended Category: Project Funding Agreement  
 Green Repair Program  
 Date: September 21, 2011

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Lowell to replace the roofs at the Lowell High School and Peter W. Reilly Elementary School; the roof and windows at the Moody Elementary School; and the roof, windows, and boilers at the Washington Elementary School.

<b>District Info</b>	
District Name	City of Lowell
Elementary School(s)	Abraham Lincoln Elementary School (PK-4) Bartlett Community Partnership School (PK-8) C.W. Morey Elementary School (PK-4) Charlotte M. Murkland Elementary School (PK-4) Dr. Gertrude Bailey Elementary School (PK-4) Greenhalge Elementary School (PK-4) John J. Shaughnessy Elementary School (PK-4) Joseph A. McAvinnue Elementary School (PK-4) Moody Elementary School (K-4) Pawtucketville Memorial Elementary School (PK-4) Peter W. Reilly Elementary School (K-4) J.G. Pyne Arts Magnet School (PK-8) S. Christa McAuliffe Elementary School (PK-4) Washington Elementary School (PK-4)
Middle School(s)	Benjamin.F. Butler Middle School (5-8) Dr. An Wang Middle School (5-8) Henry J. Robinson Middle School (5-8) James S. Daley Middle School (5-8) James Sullivan Middle School (5-8) Kathryn P. Stoklosa Middle School (5-8)
High School(s)	Lowell High School (9-12)

<sup>1</sup> The Board of Directors also had invited the Moody Elementary School into the Green Repair Program for its roof, windows, and boiler. As a result of budget and District priorities, however, the District requested that it be allowed to remove the boiler portion from the project. Staff are recommending that the Board only consider the roof and windows repair as part of this grant approval.

<sup>2</sup> The Board of Directors also had invited the Peter W. Reilly Elementary School into the Green Repair Program for its roof and windows. As a result of budget and District priorities, however, the District requested that it be allowed to remove the windows portion from the project. Staff are recommending that the Board only consider the roof repair as part of this grant approval.

<b>School Info</b>				
School Name	Lowell High School	Moody Elementary School	Peter W. Reilly Elementary School	Washington Elementary School
Type of School	High School	Elementary School	Elementary School	Elementary School
Grades Served	9-12	K-4	K-4	PK-4
Year Opened	1894	1893	1959	1905
Total Building Square Footage	680,000	49,000	45,000	39,000
Building Issues	Roof past service life	Roof and windows past service life	Roof past service life	Roof, windows and boilers past service life
2010-2011 Enrollment	3,403	227	572	234

<b>MSBA Votes</b>	
Invited into Green Repair	February 9, 2011
Project Funding Agreement Authorization	September 28, 2011

<b>Consultants</b>	
Owner's Project Manager	NETCO Construction Project Managers, Inc.
Designer	ICON Architecture, Inc.

## **Discussion**

The OPM and Designer conducted a feasibility analysis and schematic design of the facilities and developed a proposed scope of work, schedule, and estimated budget. The District's Designer, ICON Architecture, Inc., recommends removing the existing roofs in all four of the facilities and replacing them with a combination of slate shingle, built-up, and TPO roof systems. For the Moody Elementary School and Washington Elementary School, the Designer recommends removing and replacing the existing window systems. The current boilers at the Washington Elementary School will be replaced with two new energy efficient boilers. The District has confirmed that the roofs at all four facilities, the windows at the Moody Elementary School and Washington Elementary School, and the boilers at the Washington Elementary School will be in compliance with the Green Repair Program sustainability requirements.

MSBA staff reviewed the existing conditions analysis and proposed schedule provided by the District and have discussed the scope and budget with the District and its consultants.

- The District has provided a total project budget of \$1,303,468 for the Lowell High School which includes an estimated construction cost of \$1,051,565. Construction costs include:

- \$28.51/sf for a slate shingle roof replacement and \$17.67/sf for a partial (3,349 sf) EPDM roof replacement. The MSBA has capped its total participation in the replacement of the slate roof at \$21/sf.
  - \$468,945 in associated costs for demolition, masonry, roof metals\*\* and wood work.
- The District has provided a total project budget of \$2,329,799 for the Moody Elementary School which includes an estimated construction cost of \$1,973,254. Construction costs include:
    - \$128.99/sf for window replacement and associated costs of \$251,816 for window abatement, interior finishes, and window system restoration. The MSBA has capped its total participation in the replacement of the window systems at \$117/sf.
    - \$28.07/sf for a slate shingle roof replacement and associated costs of \$513,379 for demolition, masonry, roof metals and wood work. The MSBA has capped its total participation in the replacement of the slate roof at \$21/sf.
- The District has provided a total project budget of \$869,012 for the Peter W. Reilly Elementary School which includes an estimated construction cost of \$711,643. Construction costs include:
    - \$30.01/sf for a slate shingle roof replacement and associated costs of \$106,698 for demolition, masonry, and wood work. The MSBA has capped its total participation in the replacement of the built-up roof at \$21/sf.
- The District has provided a total project budget of \$2,238,316 for the Washington Elementary School which includes an estimated construction cost of \$1,867,463. Construction costs include:
    - \$128.38/sf for window replacement and associated costs of \$309,522 for window abatement, interior finishes, and window system restoration. The MSBA has capped its total participation in the replacement of the window systems at \$117/sf.
    - \$22.55/sf for a TPO roof replacement and associated costs of \$543,341 for demolition, masonry, roof metals, and wood work. The MSBA has capped its total participation in the replacement of the TPO roof at \$17.50/sf.
    - \$284,555 boiler replacement and associated costs of \$109,910 for demolition, boiler abatement, and boiler system electrical upgrades.

The basis of the Total Facilities Grant would be \$1,124,544 for the Lowell High School, \$2,128,880 for the Moody Elementary School, \$689,201 for the Peter W. Reilly Elementary School, and \$2,122,200 for the Washington Elementary School. The project budget breakdown is shown in the table below:

School Name	Lowell High School	Moody Elementary School	Peter W. Reilly Elementary School	Washington Elementary School	DISTRICT TOTAL
Project Scope	Roof replacement (21,712 sf)	Roof (21,211 sf) and window (4,753 sf) replacement	Roof replacement (20,160 sf)	Roof (11,29 sf), window (2,847 sf), and boiler replacement	
Total Project Budget	\$1,303,468	\$2,329,799	\$869,012	\$2,238,316	\$6,740,595
Total Construction Budget *	\$1,051,565	\$1,973,254	\$711,643	\$1,867,463	\$5,603,925
Scope Exclusions/ Ineligible costs**	\$178,924	\$200,919	\$179,811	\$116,116	\$675,770
Basis of Total Facilities Grant	\$1,124,544	\$2,128,880	\$689,201	\$2,122,200	\$6,064,825
Reimbursement Rate	80.00%	80.00%	80.00%	80.00%	80.00%
Maximum Total Facilities Grant	\$899,635	\$1,703,104	\$551,361	\$1,697,760	\$4,851,860

\* Does not include construction contingency

\*\* Based on cost comparisons, the MSBA has applied funding limits to the construction contingency, window systems, various roof systems, and copper metals associated with roof work.

MSBA staff recommends a maximum Total Facilities Grant for each project in the amount set forth in the chart above, for a maximum Total Facilities Grant of \$4,851,860 for the Project Funding Agreement with the City of Lowell. These amounts are subject to adjustment based on the MSBA's audit of project costs incurred by the District.