

District: Town of North Andover
 School Names: Annie L. Sargent Elementary School
 Atkinson Elementary School
 North Andover Middle 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 Town of North Andover to replace the roofs at the Annie L. Sargent Elementary School and the North Andover Middle School, and to replace the windows at the Atkinson Elementary School.

District Information	
District Name	Town of North Andover
Elementary School(s)	Annie L. Sargent Elementary School (K-5) Atkinson Elementary School (PK-5) Franklin Elementary School (K-5) Kittredge Elementary School (K-5) Thomson Elementary School (K-5)
Middle School(s)	North Andover Middle School (6-8)
High School(s)	North Andover High School (9-12)

School Information			
School Name	Annie L. Sargent Elementary School	Atkinson Elementary School	North Andover Middle School
Type of School	Elementary School	Elementary School	Middle School
Grades Served	K-5	PK-5	6-8
Year Opened	1995	1964	1963
Total Building Square Footage	71,356	56,490	150,000
Building Issues	Water infiltration, roof past service life	Water infiltration, heat loss	Water infiltration, roof past service life
2010-2011 Enrollment	625	505	1,088

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

Consultants	
Owner's Project Manager	Municipal Building Consultants, Inc.
Designer	ICON Architecture, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of the facilities and developed a schematic design including a proposed scope of work, schedule, and estimated budget. For the Annie L. Sargent Elementary School, the District's Designer, ICON Architecture, Inc., recommends completely removing the existing roof system and replacing it with a shingle roof system. Options for roof replacement materials were limited as a result of the existing structure at the school. The steep, pitched roof slope can only accommodate particular roofing systems. The Designer recommends completely removing the existing roof system at the North Andover Middle School and replacing it with a PVC roof system. For the Atkinson Elementary School, the Designer recommends replacing the existing window system with a new system including aluminum, thermally broken frames with double pane clear glazing and low-emissive coating. Air conditioning sleeves will also be integrated in portions of the new window systems. The Designer has confirmed that the roof projects at both the Annie L. Sargent Elementary School and the North Andover Middle School, and the windows at the Atkinson 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 \$740,820 for the Annie L. Sargent Elementary School which includes an estimated construction cost of \$623,075. Construction costs include:
 - \$12.72/sf for a shingle roof replacement.
 - \$92,826 in associated costs for demolition, abatement, roof vents, electrical, and wood work.

- The District has provided a total project budget of \$1,270,522 for the Atkinson Elementary School which includes an estimated construction cost of \$1,066,022. Construction costs include:
 - \$117.71/sf for an aluminum curtain wall window replacement.
 - \$82.04/sf for an aluminum window wall replacement.
 - \$87.51/sf for an aluminum window replacement.
 - \$272,813 in associated costs for existing door reconnection, abatement, electrical, air conditioning sleeves, wood work, and paint.

- The District has provided a total project budget of \$2,525,615 for the North Andover Middle School which includes an estimated construction cost of \$2,249,565. Construction costs include:
 - \$17.46/sf for a PVC roof replacement

- \$815,816 in associated costs for deck repair, demolition, masonry repairs, plumbing, roof windows and doors, paint, and walkway pads.

The basis of the Total Facilities Grant would be \$733,320 for the Annie L. Sargent Elementary School, \$1,263,346 for the Atkinson Elementary School, and \$2,513,586 for the North Andover Middle School. The project budget breakdown is shown in the following table:

School Name	Annie L. Sargent Elementary School	Atkinson Elementary School	North Andover Middle School	TOTAL
Project Scope	Roof (41,701 sf) replacement	Window (8,823 sf) replacement	Roof (82,139 sf) replacement	
Total Project Budget	\$740,820	\$1,270,522	\$2,525,615	\$4,536,957
Total Construction Budget*	\$623,075	\$1,066,022	\$2,249,565	\$3,938,662
Total Project Exclusions**	\$7,500	\$7,176	\$12,029	\$26,705
Basis of Total Facilities Grant**	\$733,320	\$1,263,346	\$2,513,586	\$4,510,252
Reimbursement Rate	47.42%	47.42%	47.42%	47.42%
Maximum Total Facilities Grant	\$347,740	\$599,079	\$1,191,942	\$2,138,761

**Does not include construction contingency*

*** Based on cost comparisons, the MSBA has applied funding limits to the owner's contingency.*

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 \$2,138,761 for the Project Funding Agreement with the Town of North Andover. These amounts are subject to adjustment based on the MSBA's audit of project costs incurred by the District.