

District: Pioneer Valley Regional School District<sup>1</sup>  
 School Names: Pioneer Valley Regional School  
 Northfield 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 Pioneer Valley Regional School District to replace the boilers at the Pioneer Valley Regional School and to replace the roof at the Northfield Elementary School.

<b>District Information</b>	
District Name	Pioneer Valley Regional School District
Elementary School(s)	Bernardston Elementary School (PK-6) Northfield Elementary School (PK-6) Pearl E. Rhodes Elementary School (PK-6) Warwick Community School (PK-6)
Middle/High School(s)	Pioneer Valley Regional School (7-12)

<b>School Information</b>		
School Name	Northfield Elementary School	Pioneer Valley Regional School
Type of School	Elementary School	Middle/High School
Grades Served	PK-6	7-12
Year Opened	1910	1957
Total Building Square Footage	42,000	114,000
Building Issues	Roof and windows failing	Boilers failing
2010-2011 Enrollment	276	536

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

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<sup>1</sup> The Board of Directors also had invited the Bernardston Elementary and Pearl E. Rhodes Elementary Schools into the Green Repair Program as part of the Pioneer Valley Regional School District Project. As a result of budgetary constraints and re-prioritization, however, the District requested to remove both projects. Staff recommends that the Board only consider the Northfield Elementary and the Pioneer Valley Regional School repair projects as part of this grant approval.

<b>Consultants</b>	
Owner's Project Manager	Diversified Project Management
Designer	CGKV Architects, 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. The District's Designer, CGKV Architecture, Inc., recommends completely removing the existing roof system at the Northfield Elementary School and replacing it with an asphalt shingle roof system. The Designer also recommends replacing the existing boiler with a high-efficiency, hot water boiler at the Pioneer Valley Regional School. The Designer has confirmed that the roof at the Northfield Elementary School and the boiler at the Pioneer Valley Regional School will be in compliance with the Green Repair Program sustainability requirements.

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

- The District has provided a total project budget of \$312,670 for the Northfield Elementary School which includes an estimated construction cost of \$219,330. Construction costs include:
  - \$11.46/sf for an asphalt shingle roof replacement; and
  - \$55,800 in associated costs for demolition, woods, and openings.
  
- The District has provided a total project budget of \$424,536 for the Pioneer Valley Regional School which includes an estimated construction cost of \$323,722. Construction costs include:
  - \$292,309 for boiler replacement; and
  - \$31,413 in associated costs for demolition and boiler system electrical upgrades.

The basis of the Total Facilities Grant would be \$299,670 for the Northfield Elementary School and \$407,786 for the Pioneer Valley Regional School. The project budget breakdown is shown in the following table:

School Name	Northfield Elementary School	Pioneer Valley Regional School	TOTAL
Project Scope	Roof ( 14,275 sf) replacement	Boiler replacement	
Total Project Budget	\$312,670	\$424,536	\$737,206
Total Construction Budget*	\$219,330	\$323,722	\$543,052
Total Project Exclusions**	\$12,500	\$16,250	\$28,750
Basis of Total Facilities Grant**	\$299,670	\$407,786	\$707,456

Reimbursement Rate	56.26%	56.26%	56.26%
Maximum Total Facilities Grant	\$168,594	\$229,420	\$398,014

*\*Does not include construction contingency*

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

**Comment [CMM1]:** Would be better if this could be on the page above – change margins???

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 \$398,014 for the Project Funding Agreement with the Pioneer Valley Regional School District. These amounts are subject to adjustment based on the MSBA's audit of project costs incurred by the District.