

District: Quabbin Regional School District
 School Name: Ruggles Lane Elementary School
 Recommended Category: Project Funding Agreement
 Date: November 7, 2012

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Quabbin Regional School District for a roof and window replacement project at the Ruggles Lane Elementary School.

District Info	
District Name	Quabbin Regional School District
Elementary School(s)	Hardwick Elementary School (K-6) Hubbardston Center School (K-6) New Braintree Grade School (PK-6) Oakham Center School (PK-6) Ruggles Lane Elementary School (K-6)
Middle School(s)	Quabbin Regional Middle School (7-8)
High School(s)	Quabbin Regional High School (9-12)
Priority School Name	Ruggles Lane Elementary School
Type of School	Elementary School
Grades Served	K-6
Year Opened	1953
Existing Square Footage	72,470
Additions	1990
Building Issues	Roof/Windows
2011-2012 Enrollment	439

MSBA Votes	
Invitation to Feasibility Study	March 28, 2012
Project Funding Agreement Authorization	On November 14, 2012 Board agenda
Reimbursement Rate r	57.74%

Consultants	
Owner’s Project Manager	Vertex Construction Services, Inc.
Designer	Turowski2 Architecture, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of the facility and developed a schematic design including a proposed scope of work, schedule, and estimated budget. The District’s Designer, Turowski2 Architecture, Inc., recommends completely removing the ethylene propylene diene monomer (“EPDM”) membrane roof, ballast, tar and gravel roof, and shingled roof down to the roof decking and replacing them with a polyvinyl chloride (“PVC”) and a shingled roof system. The Designer also recommends removing

the original windows and exterior doors and replacing them with aluminum clad, double glazed windows and insulated doors. The Designer has confirmed that the roof and windows will be in compliance with the MSBA’s sustainability requirements.

MSBA staff reviewed the consultants’ 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 \$3,110,113 which includes a construction cost of \$2,588,409. Construction costs include:

- \$19.98/sf for PVC roof replacement, \$16.12/sf for shingled roof replacement, and \$870,163 in roof deck repair, drainage repair, skylights, and above-the-roof-line repair of masonry and thru-flashing; and
- \$92.93/sf for window replacement and associated costs of \$299,232 for abatement, exterior doors, translucent panels at clerestory, and window shades.

Project Funding Agreement	
Enrollment: 439 Total Square Feet: 72,470	District’s Proposed Project Budget
Project Budget ¹	\$2,929,105
Scope Exclusions/Ineligible Costs	\$0
Estimated Basis of Total Facilities Grant	\$2,929,105
Reimbursement Rate	57.74%
Estimated Maximum Total Facilities Grant ²	\$1,691,265
Potentially eligible owner’s and construction contingencies	\$136,054
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$78,558
Total Project Budget	\$3,110,113
Maximum Total Facilities Grant ³	\$1,769,823

¹ Does not include owner’s or construction contingencies.

² Does not include any grant funds for potentially eligible owner’s or construction contingency expenditures; subject to MSBA review and audit.

³ Includes maximum possible owner’s and construction contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in its sole discretion. The MSBA does not anticipate that the District will expend all of its contingency funds on expenses that are eligible for MSBA reimbursement.

MSBA staff recommends an estimated maximum Total Facilities Grant of \$1,691,265; however, the District may be eligible for up to an additional \$78,558 in grant funds, subject to the MSBA’s review and audit of the District’s owner’s and construction contingency expenditures. Accordingly, staff recommends a maximum Total Facilities Grant of \$1,769,823 for the Project Funding Agreement for a roof and window repair/replacement project at the Ruggles Lane Elementary School.