

District: City of Lynn
 School Names: E. J. Harrington Elementary School
 William P. Connery Elementary School
 Recommended Category: Project Funding Agreement
 Date: November 12, 2014

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Lynn for roof replacement projects at the E. J. Harrington Elementary School and the William P. Connery Elementary School.

District Info	
District Name	City of Lynn
Elementary Schools	1 (PK-K) 6 (PK-5) 1 (K-4) 6 (K-5) 6 (K-6) 4 (1-5)
Middle Schools	3 (6-8)
High Schools	1 (PK, 6-12) 1 (7-12) 2 (9-12)

School Info		
School Name	E. J. Harrington Elementary School	William P. Connery Elementary School
Type of School	Elementary	Elementary
Grades Served	PK-5	K-5
Year Opened	1938	1939
Total Building Square Footage	83,276	62,274
Additions	1990	1990
Building Issues	Roof	Roof
2013-2014 Enrollment	623	583

MSBA Votes	
Invitation to Feasibility Study	June 4, 2014
Project Funding Agreement Authorization	On November 19, 2014 Board agenda
Reimbursement Rate	78.95%

Consultants	
Owner's Project Manager	NETCO Construction Project Managers, Inc.
Designer	Habeeb & Associates Architects, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of the facilities and developed schematic designs, including proposed scopes of work, schedules, and estimated budgets. The District’s Designer, Habeeb & Associates Architects, Inc., recommends removing and replacing the existing roof systems. The Designer has confirmed that the roof at each facility 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 combined Total Project Budget of \$2,964,833 which includes a combined construction cost of \$2,365,213. Construction costs include:

- E. J. Harrington Elementary School
 - \$17.20/sf for PVC roof
 - \$33.10/sf for elastomeric waterproofing at concrete roof-plaza
 - \$620,055 for demolition, abatement, and associated costs

- William P. Connery Elementary School
 - \$17.20/sf for PVC roof
 - \$336,683 for demolition, abatement, and associated costs

Project Funding Agreement	E. J. Harrington Elementary School	William P. Connery Elementary School	District’s Total Proposed Budget
Enrollment	623	583	
Total Square Feet	83,276	62,274	
Project Budget ¹	\$1,708,801	\$1,012,392	\$2,721,193
Scope Exclusions/Ineligible Costs ²	\$0	\$0	\$0
Estimated Basis of Total Facilities Grant	\$1,708,801	\$1,012,392	\$2,721,193
Reimbursement Rate	78.95%	78.95%	78.95%
Estimated Maximum Total Facilities Grant ³	\$1,349,098	\$799,283	\$2,148,381
Project contingencies ⁴	\$154,630	\$89,010	\$243,640
Potentially eligible owner’s and construction contingencies	\$79,346	\$46,034	\$125,380
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$62,644	\$36,344	\$98,988
Total Project Budget	\$1,863,431	\$1,101,402	\$2,964,833
Maximum Total Facilities Grant⁵	\$1,411,742	\$835,627	\$2,247,369

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include construction contingency in excess of the 5% construction budget cap.

³ Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.

⁴ Includes eligible and ineligible owner's and construction contingency.

⁵ 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 a combined Estimated Maximum Total Facilities Grant of \$2,148,381; however, the District may be eligible for up to an additional \$98,988 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 combined Maximum Total Facilities Grant of \$2,247,369 for the Project Funding Agreement for roof replacement projects at the E.J. Harrington Elementary School and the William P. Connery Elementary School.