

District: City of Peabody
 School Name: John E. McCarthy Memorial School
 Recommended Category: Project Funding Agreement
 Date: March 18, 2015

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Peabody for a roof and window/door replacement project at the John E. McCarthy Memorial School.

| District Info | |
|-------------------------|---|
| District Name | City of Peabody |
| Elementary Schools | John E. McCarthy Memorial School (PK-5) South Memorial Elementary School (PK-5) West Memorial Elementary School (PK-5) William A. Welch, Sr. Elementary School (PK-5) Captain Samuel Brown Elementary School (K-5) Center Elementary School (K-5) John E. Burke Elementary School (K-5) Thomas Carroll Elementary School (K-5) |
| Middle School | J. Henry Higgins Middle School (6-8) |
| High School | Peabody Veterans Memorial School (9-12) |
| Priority School Name | John E. McCarthy Memorial School |
| Type of School | Elementary School |
| Grades Served | PK-5 |
| Year Opened | 1969 |
| Existing Square Footage | 57,080 |
| Additions | N/A |
| Building Issues | Roof/Windows/Doors |
| 2014-2015 Enrollment | 305 |

| MSBA Votes | |
|---|--------------------------------|
| Invitation to Participate in the Accelerated Repair Program | June 4, 2014 |
| Project Funding Agreement Authorization | On March 25, 2015 Board agenda |
| Reimbursement Rate | 54.79% |

| Consultants | |
|-------------------------|--------------------------|
| Owner's Project Manager | Hill International, Inc. |
| Designer | Civitects, PC |

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, Civitects, PC, recommends a roof and window/door

replacement. The Designer has confirmed that the roof, windows, and doors 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 \$4,829,568 which includes a construction cost of \$4,112,571. Construction costs include:

- \$20.49/sf for PVC roof replacement
- \$1,436,466 for demolition and associated roof work including masonry repairs at roof line
- \$111.86/sf for aluminum windows and demolition
- \$91.87/sf for storefront windows and demolition
- \$80.33/sf for translucent panels and demolition
- \$759,326 for exterior doors, abatement, and associated work

| Project Funding Agreement | |
|--|---------------------------------------|
| Enrollment: 305 Total Square Feet: 57,080 | District’s Proposed Project Budget |
| Project Budget ¹ | \$4,654,232 |
| Scope Exclusions/Ineligible Costs ² | \$0 |
| Estimated Basis of Total Facilities Grant | \$4,654,232 |
| Reimbursement Rate | 54.79% |
| Estimated Maximum Total Facilities Grant ³ | \$2,550,054 |
| Project contingencies ⁴ | \$175,336 |
| Potentially eligible owner’s and construction contingencies | \$175,336 |
| Potential additional grant funds for eligible owner’s and construction contingency expenditures ⁵ | \$96,067 |
| Total Project Budget | \$4,829,568 |
| Maximum Total Facilities Grant ⁶ | \$2,646,120 |

¹ Does not include owner’s or construction contingencies.

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 The “Potential additional grant funds for eligible owner’s and construction contingency expenditures” is calculated by applying the reimbursement rate to the “Potentially eligible owner’s and construction contingencies.”

⁶ 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 \$2,550,054; however, the District may be eligible for up to an additional \$96,067 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 \$2,646,120 for the Project Funding Agreement for a roof and window/door replacement project at the John E. McCarthy Memorial School.