

District: City of Revere  
 School Name: Garfield Elementary School  
 Recommended Category: Project Funding Agreement  
 Date: March 23, 2016

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Revere for a roof replacement project at the Garfield Elementary School.

<b>District Info</b>	
District Name	City of Revere
Elementary Schools	Beachmont Veterans Memorial School (PK-5) Garfield Elementary School (PK-5) Abraham Lincoln School (PK-5) Staff Sergeant James J. Hill School (PK-5) Paul Revere Innovation School (PK-5) A.C. Whelan Elementary School (PK-5)
Middle School	Garfield Middle School (6-8) Rumney Marsh Academy (6-8) Susan B. Anthony Middle School (6-8)
High School	Revere High School (9-12) Seacoast High School (9-12)
Priority School Name	Garfield Elementary School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1989
Existing Square Footage	204,884
Additions	N/A
Building Issues	Roof
2015-2016 Enrollment	803

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	October 13, 2015
Project Funding Agreement Authorization	On March 30, 2016 Board agenda
Reimbursement Rate	77.47%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	LeftField, LLC
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 a roof replacement

project. The Designer has confirmed that the roof 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 \$7,858,315 which includes a construction cost of \$6,527,919. Construction costs include:

- \$2,079,854 (\$30.72/sq. ft.) for the built-up modified bitumen at main roof (67,703 sq. ft.)
- \$370,926 (\$42.20/ sq. ft.) for the built-up modified bitumen at rooftop playground (8,789 sq. ft.)
- \$49,669 (\$24.58/sq. ft.) for the built-up modified bitumen at the main entrance canopy (2,021 sq. ft.)
- \$13,323 (\$23.05/sq. ft.) for the standing seam metal roof section at the main entrance (578 sq. ft.)
- \$186,779 for exhaust fans and curbs on roof
- \$210,127 for pyramid skylights
- \$760,326 for glazed shed roof curtain wall at the library
- \$431,312 for 1st floor curtain wall skylight system
- \$107,521 for greenhouse glazed structure
- \$237,900 for new wall panels at the pool area (ineligible for reimbursement)
- \$151,559 for work associated with the pool area (ineligible for reimbursement)
- \$1,928,623 for demolition, abatement and other associated roof replacement work

<b>Project Funding Agreement</b>	
Enrollment: 803	District’s Proposed Project Budget
Total Square Feet: 204,884	
Project Budget <sup>1</sup>	\$7,499,279
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$447,741
Estimated Basis of Total Facilities Grant	\$7,051,538
Reimbursement Rate	77.47%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$5,462,826
Project contingencies <sup>4</sup>	\$359,036
Potentially eligible owner’s and construction contingencies	\$359,036
Potential additional grant funds for eligible owner’s and construction contingency expenditures <sup>5</sup>	\$278,145
Total Project Budget	\$7,858,315
Maximum Total Facilities Grant <sup>6</sup>	\$5,740,971

<sup>1</sup> Does not include owner’s or construction contingencies.

<sup>2</sup> Scope exclusions/ineligible costs include costs associated with the Pool Area.

<sup>3</sup> The “Estimated Maximum Total Facilities Grant” is calculated by applying the reimbursement rate to the “Estimated Basis of Total Facilities Grant.” It does not include any grant funds for

*potentially eligible owner's or construction contingency expenditures and is subject to MSBA review and audit.*

<sup>4</sup> *Includes eligible owner's and construction contingency.*

<sup>5</sup> *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."*

<sup>6</sup> *Includes maximum possible owner's and construction contingency grant funds, the final amount of which, if any, shall be determined by the MSBA keeping with its policies for the determination of eligibility. 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 \$5,462,826; however, the District may be eligible for up to an additional \$278,145 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 \$5,740,971 for the Project Funding Agreement for a roof replacement project at the Garfield Elementary School.