

District: City of Peabody  
 School Name: Veterans Memorial High School  
 Recommended Category: Project Funding Agreement  
 Date: July 13, 2016

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Peabody for a partial roof replacement project at the Veterans Memorial High School.

<b>District Info</b>	
District Name	City of Peabody
Elementary Schools	John E. McCarthy Elementary 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 High School (9-12)
Priority School Name	Veterans Memorial High School
Type of School	High School
Grades Served	9-12
Year Opened	1970
Existing Square Footage	318,000
Additions	2004 – Portable Classrooms and Boiler Room
Building Issues	Roof
2015-2016 Enrollment	1,627

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	June 3, 2015
Project Funding Agreement Authorization	On July 20, 2016 Board agenda
Reimbursement Rate	54.79%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Municipal Building Consultants, 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 partial roof replacement. 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 \$3,075,524 which includes a construction cost of \$2,579,192. Construction costs include:

- \$1,437,185 (\$19.58/sf) for the PVC roof
- \$155,950 for lightning protection
- \$986,057 for demolition, abatement and other associated roof work

The District proposed one deduct alternate for the following scope of work. The District may consider the deduct alternate if the construction bids come in higher than the estimated Construction Budget shown in the Total Project Budget.

- \$152,897 for replacement of roof Area E

<b>Project Funding Agreement</b>	
Enrollment: 1,627	District’s Proposed Project Budget
Total Square Feet: 318,000	
Project Budget <sup>1</sup>	\$2,935,524
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$0
Estimated Basis of Total Facilities Grant	\$2,935,524
Reimbursement Rate	54.79%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$1,608,374
Project contingencies <sup>4</sup>	\$140,000
Potentially eligible owner’s and construction contingencies	\$132,896
Potential additional grant funds for eligible owner’s and construction contingency expenditures <sup>5</sup>	\$72,814
Total Project Budget	\$3,075,524
Maximum Total Facilities Grant <sup>6</sup>	\$1,681,188

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

<sup>2</sup> Scope exclusions/ineligible costs include owner’s contingency in excess of the 0.5% construction budget cap.

<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 and ineligible 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 \$1,608,374; however, the District may be eligible for up to an additional \$72,814 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 \$1,681,188 for the Project Funding Agreement for a partial roof replacement project at the Veterans Memorial High School.