

District: City of Lawrence
 School Name: Community Day Arlington Elementary School
 Recommended Category: Project Funding Agreement
 Date: April 3, 2018

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Lawrence for a roof and boiler replacement project at the Community Day Arlington Elementary School.

District Info	
District Name	City of Lawrence
Elementary Schools	3 (PK-K) 1 (PK-2) 1 (K) 3 (K-4) 1 (K-5) 1 (K-8) 1 (1-4) 3 (1-5) 1 (3-6)
Middle Schools	4 (5-8) 3 (6-8)
High Schools	1 (1-12) 3 (9-12)
Priority School Name	Community Day Arlington Elementary School
Type of School	Elementary School
Grades Served	K-4
Year Opened	1985
Existing Square Footage	154,000
Additions	N/A
Building Issues	Roof/Boilers
2017-2018 Enrollment	587

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	May 12, 2017
Project Funding Agreement Authorization	On April 10, 2018 Board agenda
Reimbursement Rate	80.00%

Consultants	
Owner's Project Manager (the "OPM")	Pinck & Co., Inc.
Designer	Johnson Roberts Associates, 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, Johnson Roberts Associates, Inc., recommends a roof and boiler replacement project at the Community Day Arlington Elementary School. The Designer has confirmed that the roof and boilers will be in compliance with the MSBA’s sustainability requirements.

MSBA staff reviewed the consultants’ existing conditions analysis and proposed schedule that were provided by the District. Also, MSBA staff discussed the scope and budget with the District and its consultants. The District has provided a Total Project Budget of \$3,173,856, which includes a construction cost of \$2,541,724. Construction costs include:

- \$1,195,150 (\$24.24/sf) for the installation of a 80 mil polyvinyl chloride (“PVC”) roof;
- \$124,112 for roof demolition;
- \$141,554 for the removal and replacement of three masonry courses;
- \$55,050 for miscellaneous roof deck repairs and pressure treated blocking;
- \$115,644 for roof related accessories;
- \$12,839 for cleaning, priming and painting roof dunnage (ineligible for reimbursement);
- \$61,629 for exhaust fan, AHU and cooling tower removal;
- \$59,318 for the installation of new exhaust fans (ineligible for reimbursement);
- And \$16,402 to remove and reset rooftop equipment.

- \$218,270 (\$109,135/boiler) for the installation of two 4,000 mbh boilers;
- \$129,935 for boiler demolition;
- \$15,407 for a new concrete housekeeping pad;
- \$345,441 for associated boiler plumbing and HVAC;
- \$1,284 for local plumbing and HVAC permits (ineligible for reimbursement);
- \$35,309 for testing and commissioning coordination;
- And \$14,380 for electrical disconnect and reconnect.

Project Funding Agreement	
Enrollment: 587	District’s Proposed
Total Square Feet: 154,000	Project Budget
Project Budget ¹	\$3,040,150
Scope Exclusions/Ineligible Costs ²	\$78,210
Estimated Basis of Total Facilities Grant	\$2,961,940
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant ³	\$2,369,552
Project contingencies ⁴	\$133,706
Potentially eligible owner’s and construction contingencies	\$133,706

Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$106,965
Total Project Budget	\$3,173,856
Maximum Total Facilities Grant ⁶	\$2,476,517

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include soft costs that exceed 20% of the construction budget cap, rooftop dunnage painting, new exhaust fans and local permitting.

³ 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.

⁴ Includes eligible 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 accordance 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 \$2,369,552; however, the District may be eligible for up to an additional \$106,965 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 \$2,476,517 for the Project Funding Agreement for a roof and boiler replacement project at the Community Day Arlington Elementary School.