

District: City of Lynn
 School Name: Hood 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 Lynn for a roof and window/door replacement project at the Hood Elementary School.

District Info	
District Name	City of Lynn
Elementary Schools	Six Schools (PK-5) Nine Schools (K-5) Four Schools (1-5)
Middle School	Breed Middle School (6-8) Pickering Middle School (6-8) Thurgood Marshall Middle School (6-8)
High School	Fecteau-Leary Junior/Senior High School (7-12) Classical High School (9-12) Lynn English High School (9-12) Lynn Vocational Technical High School (9-12)
Priority School Name	Hood Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1961
Existing Square Footage	46,240
Additions	N/A
Building Issues	Roof/Windows/Doors
2017-2018 Enrollment	487

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	May 10, 2017
Project Funding Agreement Authorization	On April 10, 2018 Board agenda
Reimbursement Rate	79.58%

Consultants	
Owner’s Project Manager (the “OPM”)	PCA 360
Designer	Russo Barr 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, Russo Barr Associates, Inc., recommends a roof and

window/door replacement project at the Hood Elementary School. The Designer has confirmed that the roof and window/door replacement project 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 \$5,882,193, which includes a construction cost of \$4,439,681. Construction costs include:

- \$423,898 (\$17.47/sf) for a new 60-mil polyvinyl chloride (“PVC”) roof;
- \$1,080,534 for roof demolition and abatement;
- \$57,301 for roof carpentry work;
- \$58,867 for roof safety railings;
- \$58,608 for roof drain replacements;
- And \$143,913 in other associated roof work.

- \$1,210,972 (\$194.07/sf) for aluminum classroom bay windows & demolition;
- \$1,068,172 (\$161.72/sf) for aluminum non-classroom windows & demolition;
- \$90,564 for window abatement;
- \$174,659 for new doors;
- And \$72,193 in other associated window work.

Project Funding Agreement	
Enrollment: 487	District’s Proposed
Total Square Feet: 46,240	Project Budget
Project Budget ¹	\$5,372,651
Scope Exclusions/Ineligible Costs ²	\$45,034
Estimated Basis of Total Facilities Grant	\$5,327,617
Reimbursement Rate	79.58%
Estimated Maximum Total Facilities Grant ³	\$4,239,718
Project contingencies ⁴	\$509,542
Potentially eligible owner’s and construction contingencies	\$244,182
Potential additional grant funds for eligible owner’s and construction contingency expenditures ⁵	\$194,320
Total Project Budget	\$5,882,193
Maximum Total Facilities Grant ⁶	\$4,434,038

¹ Does not include owner’s or construction contingencies.

² Scope exclusions/ineligible costs include swing space/modular, mailing and moving costs, and soft costs that exceed 20% of the construction budget cap.

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 and ineligible owner's and construction contingency. Scope exclusions/ineligible costs include construction contingency in excess of the 5% construction budget cap and owner's contingency in excess of the 0.5% construction budget cap.*

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 \$4,239,718; however, the District may be eligible for up to an additional \$194,320 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 \$4,434,038 for the Project Funding Agreement for a roof and window/door replacement project at the Hood Elementary School.