

District: City of Lynn
 School Name: Lynn Vocational Technical Institute
 Recommended Category: Project Funding Agreement
 Date: February 6, 2019

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Lynn for a partial roof replacement project at the Lynn Vocational Technical Institute.

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 Institute (9-12)
Priority School Name	Lynn Vocational Technical Institute
Type of School	High School
Grades Served	PK, 9-12
Year Opened	1983
Existing Square Footage	433,519
Additions	N/A
Building Issues	Roof
2017-2018 Enrollment	1,008

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 27, 2018
Project Funding Agreement Authorization	On February 13, 2019 Board agenda
Reimbursement Rate	79.58%

Consultants	
Owner’s Project Manager (the “OPM”)	Hill International, Inc.
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 partial roof

replacement project at the Lynn Vocational Technical Institute. The Designer has confirmed that the scope of work 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 \$4,237,788, which includes a construction cost of \$3,526,624. Construction costs include:

- \$1,522,709 (\$22.23/sf) for a new 60-mil polyvinyl chloride (“PVC”) roof;
- \$232,347 for associated demolition and abatement;
- \$246,854 to rehabilitate above-roof masonry walls (ineligible);
- \$195,477 for general roof carpentry and blocking;
- \$71,971 for roof walkway pads;
- \$318,832 for associated roof flashing;
- \$135,757 to replace existing roof-level windows and skylights;
- \$397,958 to replace waterproofing on existing ductwork (ineligible);
- \$105,841 to replace existing deteriorated ductwork (ineligible);
- and \$298,878 in other associated work.

Project Funding Agreement	
Enrollment: 1,008	District’s Proposed
Total Square Feet: 433,519	Project Budget
Project Budget ¹	\$4,043,824
Scope Exclusions/Ineligible Costs ²	\$750,653
Estimated Basis of Total Facilities Grant	\$3,293,171
Reimbursement Rate	79.58%
Estimated Maximum Total Facilities Grant ³	\$2,620,706
Project Contingencies ⁴	\$193,964
Potentially Eligible Owner’s and Construction Contingencies	\$152,679
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures ⁵	\$121,502
Total Project Budget	\$4,237,788
Maximum Total Facilities Grant ⁶	\$2,742,208

¹ Does not include Owner’s or Construction Contingencies.

² Scope exclusions/ineligible costs include rehabilitation for an above-roof masonry wall, replacement of existing ductwork waterproofing, and the replacement of deteriorated rooftop ducts.

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.

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 \$2,620,706; however, the District may be eligible for up to an additional \$121,502 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 \$2,742,208 for the Project Funding Agreement for a partial roof replacement project at the Lynn Vocational Technical Institute.