

District: City of Lynn
 School Name: A. Drewicz Elementary School
 Recommended Category: Project Funding Agreement
 Date: August 23, 2023

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Lynn for a window and door replacement project at the A. Drewicz Elementary School.

District Info	
District Name	City of Lynn
Elementary Schools	A Drewicz Elementary (PK-5) Aborn Elementary School (K-5) Brickett Elementary School (K-5) Captain William G Shoemaker Elementary School (PK-5) Cobbet Elementary School (K-5) E J Harrington Elementary School (PK-5) Edward A Sisson Elementary School (PK-5) Hood Elementary School (PK-5) Ingalls Elementary School (K-5) Julia F Callahan Elementary School (PK-5) Lincoln-Thomson Elementary School (K-5) Lynn Woods Elementary School (K-5) Robert L Ford Elementary School (1-5) Sewell-Anderson Elementary School (K-5) Tracy Elementary School (1-5) Virginia Barton Early Childhood Center (K) Washington Elementary School (PK-5) William R Fallon Elementary School (1-5) Wm P Connery Elementary School (PK-5)
Middle School	Breed Middle School (6-8) Pickering Middle School (6-8) Thurgood Marshall Middle School (6-8)
High School	Classical High School (9-12) Fecteau-Leary Junior/Senior High School (6-12) Frederick Douglass Collegiate Academy (9) Lynn English High (9-12, SP) Lynn Vocational Technical Institute (PK-12)
Priority School Name	A. Drewicz Elementary School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1909
Existing Square Footage	48,349

Additions	1979 – Conversion from junior high to elementary school, addition of gymnasium, and renovations to cafeteria, library, and classrooms.
Building Issues	Windows/Doors
2022-2023 Enrollment	488

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 26, 2022
Project Funding Agreement Authorization	On August 30, 2023 Board agenda
Reimbursement Rate	78.10%

Consultants	
Owner’s Project Manager (the “OPM”)	Colliers Project Leaders NE, LLC
Designer	Gorman Richardson Architects, 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, Gorman Richardson Architects, Inc., recommends removal and replacement of existing windows, doors, and associated work at the A. Drewicz Elementary School. The Designer has confirmed that the window and 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 \$5,231,470, which includes a construction cost of \$4,358,172. Construction costs include:

- \$1,896,646 (\$403.46/sf) for the installation of aluminum windows;
- \$161,487 (\$187.12/sf) for the installation of translucent wall panels;
- \$307,896 for associated demolition and hazardous material abatement;
- \$68,824 for doors installation and associated demolition;
- \$129,866 for masonry and lintels;
- \$408,796 blocking and framing;
- \$171,548 for flashing and sealants;
- \$196,712 for finishes;
- \$187,583 for window treatments;
- \$224,715 for HVAC louvers and connections;
- \$15,715 for other associated work;
- and \$588,384 for accessibility compliance upgrades resulting from the estimated cost of the base scope exceeding 30% of the full and fair cash value of the building (ineligible for reimbursement).

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

- \$781,704 for masonry rebuilding and repointing beyond the window work (ineligible for reimbursement).

MSBA staff recommends the Estimated Total Facilities Grant and the Maximum Total Facilities Grant set forth in the table below subject to MSBA approval and audit:

Project Funding Agreement	
Enrollment: 488	District's Proposed
Total Square Feet: 48,349	Project Budget
Project Budget ¹	\$5,024,132
Scope Exclusions/Ineligible Costs ²	\$678,290
Estimated Basis of Total Facilities Grant	\$4,345,842
Reimbursement Rate	78.10%
Estimated Maximum Total Facilities Grant ³	\$3,394,103
Project Contingencies ⁴	\$207,338
Potentially Eligible Owner's and Construction Contingencies	\$207,338
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures ⁵	\$161,931
Total Project Budget	\$5,231,470
Maximum Total Facilities Grant ⁶	\$3,556,034

¹ Does not include Owner's or Construction Contingencies.

² Scope exclusions/ineligible costs include accessibility upgrades that exceed 30% of the assessed building value and soft cost markups associated to the accessibility upgrades that exceed 30% of the assessed building value.

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.