

District: City of Peabody
 School Name: West Memorial Elementary School
 Recommended Category: Project Funding Agreement
 Date: October 20, 2021

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 West Memorial Elementary School.

District Info	
District Name	City of Peabody
Elementary Schools	William A. Welch Elementary School (PK-5) John E. McCarthy Elementary School (PK-5) South Memorial Elementary School (PK-5) West Memorial Elementary School (PK-5) William A. Welch 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	West Memorial Elementary School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1961
Existing Square Footage	50,508
Additions	N/A
Building Issues	Roof
2020-2021 Enrollment	234

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	December 16, 2020
Project Funding Agreement Authorization	On October 27, 2021 Board agenda
Reimbursement Rate	54.79%

Consultants	
Owner’s Project Manager (the “OPM”)	Anser Advisory, LLC
Designer	Mount Vernon Group 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, Mount Vernon Group Architects, Inc. recommends a partial roof

replacement at the West Memorial Elementary School. The Designer has confirmed that the partial roof replacement 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 \$688,398, which includes a construction cost of \$388,953. Construction costs include:

- \$164,965 (\$29.69/sf) for the installation of polyvinyl chloride (“PVC”) roof;
- \$36,101 for roof demolition and hazardous material abatement;
- \$79,206 for concrete, stonework, and masonry;
- \$37,217 for flashings and cover board;
- and \$71,464 for associated roof replacement work.

Project Funding Agreement	
Enrollment: 234	District’s Proposed
Total Square Feet: 50,508	Project Budget
Project Budget ¹	\$616,453
Scope Exclusions/Ineligible Costs	\$0
Estimated Basis of Total Facilities Grant	\$616,453
Reimbursement Rate	54.79%
Estimated Maximum Total Facilities Grant ²	\$337,755
Project Contingencies ³	\$71,945
Potentially Eligible Owner’s and Construction Contingencies	\$21,393
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures ⁴	\$11,721
Total Project Budget	\$688,398
Maximum Total Facilities Grant ⁵	\$349,476

¹ Does not include Owner’s or Construction Contingencies.

² 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.

³ Includes eligible and ineligible Owner’s and Construction Contingency.

⁴ 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.”

⁵ 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 \$337,755; however, the District may be eligible for up to an additional \$11,721 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 \$349,476 for the Project Funding Agreement for a partial roof replacement project at the West Memorial Elementary School.