

District: City of Everett
 School Name: Webster School
 Recommended Category: Project Funding Agreement
 Date: August 24, 2022

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Everett for a roof replacement project at the Webster School.

District Info	
District Name	City of Everett
Elementary Schools	Adams School (PK) Webster Extension (PK) Devens School (K-12) George Keverian School (K-8) Lafayette School (K-8) Madeline English School (K-8) Parlin School (K-8) Sumner G. Whittier School (K-8) Webster School (K-5)
Middle School	N/A
High School	Everett High School (9-12)
Priority School Name	Webster School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1965
Existing Square Footage	44,280
Additions	2015
Building Issues	Roof
2021-2022 Enrollment	317

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 27, 2021
Project Funding Agreement Authorization	On August 31, 2022 Board agenda
Reimbursement Rate	76.63%

Consultants	
Owner’s Project Manager (the “OPM”)	Anser Advisory
Designer	Gorman Richardson Lewis 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 Lewis Architects, Inc., recommends a roof

replacement at the Webster School. The Designer has confirmed that the 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 \$1,741,943, which includes a construction cost of \$1,333,772. Construction costs include:

- \$646,415 (\$46.19/sf) for the installation of Modified Bitumen Roof System (\$156,590 is ineligible for reimbursement due to the \$35/square foot cost cap on roof replacements);
- \$237,941 for repairs to existing modular roof (ineligible for reimbursement);
- \$194,831 for associated demolition and hazardous material abatement;
- \$15,210 for repairs to existing concrete structural roof deck;
- \$109,639 for sheet metal flashing;
- \$8,151 for penthouse louvers;
- \$39,396 for finishes, roof drains and flashings;
- \$82,189 for HVAC and electrical;

The District proposed a deduct alternate for the following scope of work. The District may consider the deduct alternate if the construction bids come in higher than the estimated Construction Budget shown in the Total Project Budget.

- \$237,941 for repairs to existing modular roof.

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: 317	District’s Proposed
Total Square Feet: 44,280	Project Budget
Project Budget ¹	\$1,681,672
Scope Exclusions/Ineligible Costs ²	\$492,431
Estimated Basis of Total Facilities Grant	\$1,189,241
Reimbursement Rate	76.63%
Estimated Maximum Total Facilities Grant ³	\$911,315
Project Contingencies ⁴	\$60,271
Potentially Eligible Owner’s and Construction Contingencies	\$46,962
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures ⁵	\$35,987
Total Project Budget	\$1,741,943

Maximum Total Facilities Grant ⁶	\$947,302
---	-----------

¹ Does not include Owner's or Construction Contingencies.

² Scope exclusions/ineligible costs include roof replacement costs in excess of \$35.00/sf cap, costs associated with repairs to modular roof 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.

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.