

District: City of Lynn
 School Name: Captain William G. Shoemaker 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 Lynn for a roof replacement project at the Captain William G. Shoemaker School.

District Info	
District Name	City of Lynn
Elementary Schools	8 Schools (PK-5) 7 Schools (K-5) 3 Schools (1-5)
Middle School	3 Schools (6-8)
High School	1 School (6-12) 2 Schools (9-12) 1 School (PK-4; 8-12)
Priority School Name	Captain William G. Shoemaker School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1949
Existing Square Footage	63,600
Additions	1991
Building Issues	Roof
2021-2022 Enrollment	311

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	79.58%

Consultants	
Owner’s Project Manager (the “OPM”)	Architectural Consulting Group, LLC
Designer	TSKP Studio (Tai Soo Kim Partners, LLC)

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, TSKP Studio, recommends a roof replacement at the Captain

William G. Shoemaker 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 \$3,372,500, which includes a construction cost of \$2,681,000. Construction costs include:

- \$1,598,742 (\$40.37/sf) for 80 mil PVC membrane roof, \$212,742 of which is ineligible for exceeding the \$35/sf roofing cost-cap;
- \$216,564 (\$5.75/sf) for roof demolition;
- \$183,517 for hazardous material abatement;
- \$48,660 for roof protection and hoisting;
- \$46,755 for exterior wall masonry;
- \$53,526 for new roof ladders;
- \$59,533 for roof blocking;
- \$166,695 for flashing;
- \$36,495 for new roof drains;
- \$36,900 for miscellaneous associated work;
- \$32,296 for ADA demolition work;
- \$104,278 for new ADA ramp;
- \$47,156 for ADA site work;
- \$24,330 for ADA retaining wall;
- and \$25,553 for ADA bathroom work.

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: 311 Total Square Feet: 63,600	District’s Proposed Project Budget
Project Budget ¹	\$3,207,500
Scope Exclusions/Ineligible Costs ²	\$245,590
Estimated Basis of Total Facilities Grant	\$2,961,910
Reimbursement Rate	79.58%
Estimated Maximum Total Facilities Grant ³	\$2,357,088
Project Contingencies ⁴	\$165,000
Potentially Eligible Owner’s and Construction Contingencies	\$123,413
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures ⁵	\$98,212
Total Project Budget	\$3,372,500
Maximum Total Facilities Grant ⁶	\$2,455,300

¹ Does not include Owner’s or Construction Contingencies.

² Scope exclusions/ineligible costs include soft costs that exceed 20% of the construction budget cap, and roof costs that exceed the square foot 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.

⁴Includes 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.