

District: City of Melrose
 School Name: Herbert Clark Hoover Elementary School
 Horace Mann Elementary 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 Melrose for a roof replacement project at the Herbert Clark Hoover Elementary School, and a roof replacement project at the Horace Mann Elementary School.

District Info	
District Name	City of Melrose
Elementary School(s)	Early Childhood Center (PK-K) Herbert Clark Hoover Elementary School (K-5) Horace Mann Elementary School (K-5) Lincoln Elementary School (K-5) Roosevelt Elementary School (K-5) Winthrop Elementary School (K-5)
Middle School(s)	Melrose Middle School (6-8)
High School(s)	Melrose High School (9-12)

School Info		
School Name	Herbert Clark Hoover Elementary School	Horace Mann Elementary School
Type of School	Elementary School	Elementary School
Grades Served	K-5	K-5
Year Opened	1965	1949
Total Building Square Footage	38,000	28,000
Additions	2016 Renovation	1956
Building Issues	Roof	Roof
2021-2022 Enrollment	297	267

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	49.31%

Consultants	
Owner’s Project Manager (the “OPM”)	Vertex Companies, Inc.
Designer	Tighe & Bond, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of the facilities and developed Schematic Designs including proposed scopes of work, schedules, and estimated budgets. The District's Designer, Tighe & Bond Designer Services, Inc., recommends roof replacement at the Herbert Clark Hoover Elementary School and roof replacement at the Horace Mann Elementary School. The Designer has confirmed that the roof replacement at Herbert Clark Hoover Elementary School and roof replacement at the Horace Mann Elementary School will be in compliance with the MSBA's sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analyses and proposed schedules that were provided by the District. Also, MSBA staff discussed the scopes and budgets with the District and its consultants.

At the Herbert Clark Hoover Elementary School, the District has provided a Total Project Budget of \$2,306,449, which includes a construction cost of \$1,881,016. Construction costs include:

- \$747,567 (\$42.20/sf) for the installation of 90 mil ethylene propylene diene monomer ("EPDM") roof; \$127,577 of which is ineligible for exceeding the \$35/sf roofing cost cap;
- \$479,556 for demolition as well as protection of existing-to-remain roofs and windows;
- \$220,978 for metal decking repairs;
- \$62,831 for Masonry, roof blocking and rough carpentry;
- \$172,670 for access hatch, walkway pads, accessories and sealants, flashing and trim;
- \$45,979 for plumbing;
- \$89,364 for HVAC removal and installation;
- \$62,071 for electrical

At the Horace Mann Elementary School, the District has provided a Total Project Budget of \$1,460,177, which includes a construction cost of \$1,113,143. Construction costs include:

- \$567,619 (\$42.20/sf) for the installation of 90 mil ethylene propylene diene monomer ("EPDM") roof;
- \$96,869 of which is ineligible for exceeding the \$35/sf roofing cost cap;
- \$298,611 for demolition as well as protection of existing-to-remain roofs and windows;
- \$7,568 for metal decking repairs;
- \$23,431 for roof blocking and rough carpentry;
- \$101,898 for access hatch, walkway pads, accessories and sealants, flashing and trim;
- \$42,011 for plumbing;
- \$35,486 for HVAC removal and installation;
- \$36,519 for electrical

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

Project Funding Agreement	Herbert Clark Hoover Elementary School	Horace Mann Elementary School
Enrollment	300	271
Total Square Feet	38,000	28,000
Project Budget ¹	\$2,199,313	\$1,392,940
Scope Exclusions/Ineligible Costs ²	\$127,577	\$126,666
Estimated Basis of Total Facilities Grant	\$2,071,736	\$1,266,274
Reimbursement Rate	49.31%	49.31%
Estimated Maximum Total Facilities Grant ³	\$1,021,573	\$624,400
Project Contingencies ⁴	\$107,136	\$67,237
Potentially Eligible Owner's and Construction Contingencies	\$96,439	\$50,814
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures ⁵	\$47,554	\$25,056
Total Project Budget	\$2,306,449	\$1,460,177
Maximum Total Facilities Grant ⁶	\$1,069,127	\$649,456

¹ Does not include Owner's or Construction Contingencies.

² Scope exclusions/ineligible costs include direct roof cost in excess of \$35/sf eligible cap at the Herbert Clark Hoover Elementary School and include direct roof cost in excess of \$35/sf eligible cap and soft costs that exceed 20% of the construction budget cap at the Horace Mann Elementary School.

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.