

District: City of Lynn
 School Name: Breed Middle School
 Lynn Vocational Technical Institute
 Recommended Category: Project Funding Agreement
 Date: November 7, 2012

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Lynn for a window replacement project at the Breed Middle School and a roof replacement project at the Lynn Vocational Technical Institute.

District Info	
District Name	City of Lynn
Elementary School(s)	Aborn Elementary School (K-5) Brickett Elementary School (PK-5) Captain William G. Shoemaker Elementary School (PK-6) Cobbet Elementary School (K-5) Drewicz Elementary School (PK-5) E.J. Harrington Elementary School (PK-5) Edward A. Sisson Elementary School (PK-5) Hood Elementary School (K-5) Ingalls Elementary School (PK-5) Julia F. Callahan Elementary School (K-5) Lincoln-Thomson Elementary School (K-5) Lynn Woods Elementary School (K-5) Robert L. Ford Elementary School (PK-8) Sewell-Anderson Elementary School (PK-5) Tracy Elementary School (K-5) Washington Elementary School (2-6) William P. Connery Elementary School (K-5)
Middle School(s)	Breed Middle School (6-8) Pickering Middle School (6-8) Thurgood Marshall Middle School (6-8)
High School(s)	Classical High School (9-12) Fecteau-Leary Junior/Senior High School (7-12) Lynn English High School (9-12) Lynn Vocational Technical Institute (9-12)

School Info		
Priority School Name(s)	Breed Middle School	Lynn Vocational Technical Institute
Type of School	Middle School	High School
Grades Served	6-8	9-12
Year Opened	1977	1971
Existing Square Footage	208,000	433,519
Additions	N/A	N/A
Building Issues	Window	Roof

2011-2012 Enrollment	1,257	728
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MSBA Votes	
Invitation to Feasibility Study	March 28, 2012
Project Funding Agreement Authorization	On November 14, 2012 Board agenda
Reimbursement Rate	80.00%

Consultants	
Owner's Project Manager	Diversified Project Management, Inc.
Designer	Kaestle Boos Associates, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of the facilities and developed a schematic design including a proposed scope of work, schedule, and estimated budget. The District's Designer, Kaestle Boos Associates, Inc., recommends removing the original windows at the Breed Middle School and replacing them with a combination of aluminum glazed storefront units, curtain wall systems, and translucent insulated wall panels. The Designer also recommends completely removing the ethylene propylene diene monomer ("EPDM") membrane roof at the Lynn Vocational Technical Institute down to the roof decking and replacing it with a new EPDM roof system. The Designer has confirmed that the windows and roof will be in compliance with the MSBA's sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analysis and proposed schedule provided by the District and discussed the scope and budget with the District and its consultants. The District provided a Total Project Budget of \$2,186,698 for the Breed Middle School, which includes a construction cost of \$1,796,674. Construction costs at the Breed Middle School include:

- \$93.52/sf for aluminum glazed storefront windows; \$118.93/sf for curtain wall systems; \$52.62/sf for translucent insulated wall panels; and, associated costs of \$220,684 for demolition, abatement, floor tile replacement, and metal panel in-fills.

The District is also proposing four add alternates:

- \$55,000 for replacement of overhead roller doors;
- \$166,000 for replacement of exterior doors;
- \$85,000 for an upgrade to translucent glazing; and
- \$117,000 for interior roller shades.

The alternates will only be considered eligible expenses if they can be accommodated within the Total Project Budget and within the estimated maximum Total Facilities Grant.

The District provided a Total Project Budget of \$4,817,087 for the Lynn Vocational Technical Institute, which includes a construction cost of \$4,173,000. Construction costs at the Lynn Vocational Technical Institute include:

- \$12.59/sf for EPDM roof replacement and \$1,635,114 for roof deck repair, drainage repair, metal wall panels, and above-the-roof-line repair of masonry and thru-flashing.

The District is also proposing three add alternates:

- \$201,038 for a 30-year warranty for the EPDM roof;
- \$251,297 for a polyvinyl chloride (“PVC”) roof in lieu of the EPDM roof; and
- \$150,778 for a 30-year warranty for the PVC roof.

The second alternate will only be considered an eligible expense if it can be accommodated within the Total Project Budget and within the estimated maximum Total Facilities Grant. The first and third alternates are ineligible for reimbursement, and the District will consider these alternates only if they can be accommodated within the Total Project Budget.

Project Funding Agreement			
	Breed Middle School Proposed Budget	Lynn Vocational Technical Institute Proposed Budget	District’s Total Proposed Budget
Project Budget ¹	\$2,097,160	\$4,614,420	\$6,711,580
Scope Exclusions/Ineligible Costs ²	\$8,030	\$207,649	\$215,679
Estimated Basis of Total Facilities Grant	\$2,089,130	\$4,406,771	\$6,495,901
Reimbursement Rate	80.00%	80.00%	80.00%
Estimated Maximum Total Facilities Grant ³	\$1,671,304	\$3,525,417	\$5,196,721
Potentially eligible owner’s and construction contingencies	\$89,338	\$202,667	\$292,005
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$71,470	\$162,134	\$233,604
Total Project Budget	\$2,186,698	\$4,817,087	\$7,003,785
Maximum Total Facilities Grant ⁴	\$1,742,774	\$3,687,550	\$5,430,324

¹ Does not include owner’s or construction contingencies.

² Scope exclusions/ineligible costs include abatement of floor tile at the Breed Middle School and replacement of the swimming pool roof at the Lynn Vocational Technical Institute.

³ Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.

⁴ Includes maximum possible owner's and construction contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in its sole discretion. 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 \$1,671,304 for the window replacement project at the Breed Middle School and \$3,525,417 for the roof replacement project at the Lynn Vocational Technical Institute, for a total estimate Total Facilities Grant of \$5,196,721; however, the District may be eligible for up to an additional \$89,338 in grant funds for the Breed Middle School and \$202,667 for the Lynn Vocational Technical Institute, 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 \$5,430,324 for the Project Funding Agreement for the window replacement project at the Breed Middle School and for the roof replacement project at the Lynn Vocational Technical Institute.