

District: City of Lawrence
 School Name: School for Exceptional Studies
 Recommended Category: Project Funding Agreement
 Date: June 20, 2018

Recommendation

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

The City of Lawrence was also invited into the Accelerated Repair Program for a roof and boiler replacement project at the Community Day Arlington Elementary School. The Community Day Arlington Elementary School received Board authorization for a Project Funding Agreement at the April 10, 2018 Board of Directors Meeting. Staff is recommending that the City of Lawrence be authorized for a roof replacement project at the School for Exceptional Studies and that this school be combined with the previously approved Community Day Arlington Elementary School as a part of the same Project Funding Agreement.

District Info	
District Name	City of Lawrence
Elementary Schools	3 (PK-K) 1 (K) 1 (PK-2) 3 (K-4) 1 (K-5) 1(1-4) 3 (1-5)
Middle Schools	Emily G. Weatherbee School (K-8) Alexander B. Bruce School (3-8) Arlington Middle School (5-8) Guilmette Middle School (5-8) Parthum Middle School (5-8) Frost Middle School (5-8) UP Academy Oliver Middle School (6-8)
High Schools	School for Exceptional Studies (1-12) Lawrence High School (9) Business Management and Finance High School (9-12) Health & Human Services High School (9-12) Humanities & Leadership Development High School (9-12) Math, Science & Technology High School (9-12) International High School (9-12) Performing & Fine Arts High School (9-12) High School Learning Center (9-12) Phoenix Academy Lawrence (9-12)
Priority School Name	School for Exceptional Studies

Type of School	High School
Grades Served	1-12
Year Opened	1899
Existing Square Footage	280,000
Additions	1921, 1985
Building Issues	Roof
2017-2018 Enrollment	150

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	May 12, 2017
Project Funding Agreement Authorization	On June 27, 2018 Board agenda
Reimbursement Rate	80.00%

Consultants	
Owner's Project Manager (the "OPM")	Pinck & Co., Inc.
Designer	Johnson Roberts Associates, 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, Johnson Roberts Associates, Inc., recommends a roof replacement project at the School for Exceptional Studies. The Designer has confirmed that the roof 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 \$4,500,000, which includes a construction cost of \$3,782,209. Construction costs include:

- \$1,536,732 (\$24.80/sf) for 60 mil Ethylene Propylene Diene Monomer rubber ("EPDM") roof;
- \$161,365 for roof demolition;
- \$31,281 for hazardous material abatement and miscellaneous demolition;
- \$90,899 for the removal of rooftop accessories and skylights;
- \$299,832 for miscellaneous masonry;
- \$174,654 for rooftop smoke hatches;
- \$91,720 for rooftop guardrail, hatch, and walkway pads;
- \$131,251 for the refurbishment and replacement of 22 skylights;
- \$115,136 for rooftop blocking and miscellaneous copper cornice repair;
- \$157,580 for interior finishes, repair and reinstall;
- \$327,940 for roof drainage and miscellaneous plumbing (\$6,517 for permits ineligible for reimbursement);
- \$39,102 for rooftop staging and access;
- \$92,801 for the replacement of the lightning protection system;

- \$176,742 for rooftop units and exhaust fans removal and reinstall;
- And \$355,174 for the replacement of miscellaneous rooftop units and exhaust fans (ineligible for reimbursement).

Project Funding Agreement	
Enrollment: 150	District's Proposed
Total Square Feet: 280,000	Project Budget
Project Budget ¹	\$4,279,781
Scope Exclusions/Ineligible Costs ²	\$362,191
Estimated Basis of Total Facilities Grant	\$3,917,590
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant ³	\$3,134,072
Project contingencies ⁴	\$220,219
Potentially eligible owner's and construction contingencies	\$188,129
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$150,503
Total Project Budget	\$4,500,000
Maximum Total Facilities Grant ⁶	\$3,284,575

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include replacement of rooftop units and associated costs, permitting and inspection fees, and markups associated with ineligible scope.

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. Scope exclusions/ineligible costs include construction contingency in excess of the 5% construction budget cap and owner's contingency in excess of the 0.5% construction budget cap.

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.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$3,134,072; however, the District may be eligible for up to an additional \$150,503 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 \$3,284,575 for the Project Funding Agreement for a roof replacement project at the School for Exceptional Studies.