

District: Town of Weymouth
 School Name: William Seach Primary School
 Recommended Category: Project Funding Agreement
 Date: September 26, 2012

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Weymouth for boiler replacements at the William Seach Primary School.

District Info	
District Name	Town of Weymouth
Elementary School(s)	Academy Avenue Primary School (K-4) Frederick C. Murphy Primary School (K-4) Lawrence W. Pingree Primary School (K-4) Ralph Talbot Primary School (K-4) Thomas V. Nash Jr. Primary School (K-4) Thomas W. Hamilton Primary School (K-4) Wessagusset Primary School (K-4) William Seach Primary School (K-4)
Middle School(s)	Abigail Adams Middle School (5-6) Maria Weston Chapman Middle School (7-8)
High School(s)	Weymouth High School (9-12)
Priority School Name	William Seach Primary School
Type of School	Primary School
Grades Served	K-4
Year Opened	1959
Total Square Footage	47,286
Additions	10 classroom addition in 1970
Building Issues	Boiler
2011-2012 Enrollment	359

MSBA Votes	
Invitation to Feasibility Study	March 28, 2012
Project Funding Agreement Authorization	On October 3, 2012 Board agenda
Reimbursement Rate Before Incentive Points	54.16%
Incentive Points	None
Total Reimbursement Rate	54.16%

Consultants	
Owner's Project Manager	PMA Consultants
Designer	BLW Engineers, 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, BLW Engineers, recommends replacing the two existing gas/oil boilers, which have exceeded their anticipated operational life, with three new condensing type boilers. Additionally, the Designer recommends providing a new breaker panel in the boiler room to support the new equipment. Finally, the Designer recommends sandblasting clean and painting boiler room walls, floors, and ceilings. The Designer has confirmed that the boilers 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 have discussed the scope and budget with the District and its consultants. The District has provided a Total Project Budget of \$549,796, which includes a construction cost of \$425,213. Construction costs include:

- \$298,135 for HVAC upgrades
- \$13,225 for electrical upgrades
- \$17,250 for painting

The District also is proposing one alternate:

- \$21,634 for removal of existing underground fuel oil storage tank, including associated piping and contaminated soils, and restoration of the site to match existing conditions. All costs associated with this alternate are categorically ineligible for reimbursement and would be 100% borne by the District; these costs are not included in the estimated basis of the Total Facilities Grant.

Project Funding Agreement	
Enrollment: 359	
Total Square Feet: 47,286	District’s Proposed Project Budget
Project Budget ¹	\$526,933
Scope Exclusions/Ineligible Costs	\$21,634
Estimated Basis of Total Facilities Grant	\$505,299
Reimbursement Rate	54.16%
Estimated Maximum Total Facilities Grant ²	\$273,670
Potentially eligible owner’s and construction contingencies	\$22,863
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$12,383
Total Project Budget	\$549,796
Maximum Total Facilities Grant ³	\$286,053

¹ Does not include owner’s or construction contingencies.

² *Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.*

³ *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 \$273,670; however, the District may be eligible for up to an additional \$12,383 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 \$286,053 for the Project Funding Agreement for boiler replacements at the William Seach Primary School.