

District: City of Gardner  
 School Name: Gardner Middle School  
 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 Gardner for a boiler replacement at the Gardner Middle School.

<b>District Info</b>	
District Name	City of Gardner
Elementary School(s)	Elm Street School (3-5) Helen Mae Sauter School (1-3) Waterford Street Elementary School (PK-2)
Middle School(s)	Gardner Middle School (6-8)
High School(s)	Gardner High School (9-12) Gardner Academy for Learning and Technology (8-12)
Priority School Name	Gardner Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1997
Existing Square Footage	110,000
Additions	N/A
Building Issues	Boiler
2011-2012 Enrollment	582

<b>MSBA Votes</b>	
Invitation to Feasibility Study	March 28, 2012
Project Funding Agreement Authorization	On November 14, 2012 Board agenda
Reimbursement Rate	78.95%

<b>Consultants</b>	
Owner's Project Manager	Left Field LLC
Designer	RDK Engineers

**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, RDK Engineers, recommends replacing the two existing oil boilers which have exceeded their anticipated operational life with three gas-fired condensing boilers. Additionally, the Designer recommends providing a fourth gas-fired condensing boiler to replace an existing oil boiler dedicated to the potable and non-potable water heat exchangers. 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 \$590,702, which includes a construction cost of \$438,439. Construction costs include:

- \$213,415 for four condensing boilers;
- \$174,809 for demolition and boiler system upgrades; and
- \$50,215 for gas piping to kitchen and conversion of kitchen equipment.

<b>Project Funding Agreement</b>	
Enrollment: 582	
Total Square Feet: 110,000	District’s Proposed Project Budget
Project Budget <sup>1</sup>	\$566,224
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$63,136
Estimated Basis of Total Facilities Grant	\$503,088
Reimbursement Rate	78.95%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$397,188
Potentially eligible owner’s and construction contingencies	\$24,478
Potential additional grant funds for eligible owner’s and construction contingency expenditures	\$19,325
<b>Total Project Budget</b>	<b>\$590,702</b>
<b>Maximum Total Facilities Grant<sup>4</sup></b>	<b>\$416,513</b>

<sup>1</sup> Does not include owner’s or construction contingencies.

<sup>2</sup> Scope exclusions/ineligible costs include gas piping to kitchen and conversion of kitchen equipment as well as associated OPM fees.

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

<sup>4</sup> 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 \$397,188; however, the District may be eligible for up to an additional \$19,325 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 \$416,513 for the Project Funding Agreement for a boiler replacement at the Gardner Middle School.