

District: City of Leominster  
 School Name: Fall Brook Elementary School  
 Southeast Elementary School  
 Recommended Category: Project Funding Agreement  
 Date: January 23, 2013

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Leominster for a boiler replacement at the Fall Brook Elementary School and for a roof and boiler replacement at the Southeast Elementary School.

<b>District Info</b>		
District Name	City of Leominster	
Elementary School(s)	Bennett School (PK-K) Fall Brook Elementary School (K-5) Johnny Appleseed Elementary School (K-5) Lincoln Preschool at Samoset (PK) Northwest Elementary School (K-5) Priest Street School (K) Southeast Elementary School (K-5)	
Middle School(s)	Samoset Middle School (6-8) Sky View Middle School (6-8)	
High School(s)	Leominster High School & Center for Technical Education (9-12)	
Priority School Name(s)	Fall Brook Elementary School	Southeast Elementary School
Type of School	Elementary School	Elementary School
Grades Served	K-5	K-5
Year Opened	1966	1970
Existing Square Footage	75,000	88,000
Additions	2005	N/A
Building Issues	Boiler	Roof and Boiler
2011-2012 Enrollment	645	598

<b>MSBA Votes</b>	
Invitation to Feasibility Study	March, 28, 2012
Project Funding Agreement Authorization	On January 30, 2013 Board agenda
Reimbursement Rate	73.38%

<b>Consultants</b>	
Owner's Project Manager	Compass Project Management, Inc.
Designer	Reinhardt 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, Reinhardt Associates, Inc. recommends replacing the two existing gas boilers, which have exceeded their anticipated operational life, at the Fall Brook Elementary School with three gas-fired condensing boilers. The two existing gas boilers at the Southeast Elementary School also have exceeded their anticipated operational life, and the Designer recommends replacing these boilers with three gas-fired condensing boilers. Also at the Southeast Elementary School, the Designer recommends completely removing the polyvinyl chloride ("PVC") roofs down to the roof decking and replacing them with a PVC roof membrane system while replacing the asphalt shingled roofs in kind. The Designer has confirmed that the projects 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. For the Fall Brook Elementary School, the District has provided a Total Project Budget of \$1,247,850, which includes a construction cost of \$949,550. Construction costs include:

- \$284,255 for three condensing boilers; and
- \$350,504 for associated costs including demolition and abatement.

For the Southeast Elementary School, the District has provided a Total Project Budget of \$3,751,737, which includes a construction cost of \$3,146,097. Construction costs include:

- \$235,589 for three condensing boilers;
- \$258,129 for associated costs including demolition and abatement;
- \$15.12/sf for the PVC roof replacement and \$20.65/sf for the shingled roof replacement; and
- \$276,575 for associated roof costs including drainage, masonry, and thru-flashing repairs.

The District is also proposing two deduct alternates for this school:

- \$10,159 for 60 Mil PVC membrane in lieu of 80 Mil PVC; and
- \$18,438 for 60 Mil TPO in lieu of a PVC system.

The District will only consider the alternates if the construction bids come in higher than the estimated construction budget shown in the Total Project Budget for this project.

<b>Project Funding Agreement</b>	<b>Fall Brook Elementary School</b>	<b>Southeast Elementary School</b>	<b>District's Total Proposed Budget</b>
Enrollment	645	598	
Total Square Feet	75,000	88,000	
Project Budget <sup>1</sup>	\$1,157,850	\$3,531,737	\$4,689,587
Scope Exclusions/Ineligible Costs	\$0	\$0	\$0
Estimated Basis of Total Facilities Grant	\$1,157,850	\$3,531,737	\$4,689,587
Reimbursement Rate	73.38%	73.38%	73.38%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$849,630	\$2,591,589	\$3,441,219
<b>Total owner's and construction contingencies</b>			
	\$90,000	\$220,000	\$310,000
<b>Potentially eligible owner's and construction contingencies<sup>3</sup></b>			
	\$51,643	\$165,018	\$216,661
<b>Potential additional grant funds for eligible owner's and construction contingency expenditures</b>			
	\$37,896	\$121,090	\$158,986
<b>Total Project Budget</b>			
	\$1,247,850	\$3,751,737	\$4,999,587
<b>Maximum Total Facilities Grant<sup>4</sup></b>			
	\$887,526	\$2,712,679	\$3,600,205

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

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

<sup>3</sup> Scope exclusions/ineligible costs include construction contingency and owner's contingency in excess of the reimbursable Accelerated Repair Program caps.

<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 \$3,441,219; however, the District may be eligible for up to an additional \$158,986 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 \$3,600,205 for the Project Funding Agreement for a boiler replacement at the Fall Brook Elementary School and a roof and boiler replacement at the Southeast Elementary School.