

District: Town of Norwood
 School Name: Cornelius M. Callahan Elementary School
 Recommended Category: Project Funding Agreement
 Date: November 12, 2014

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Norwood for a boiler replacement project at the Cornelius M. Callahan Elementary School.

District Info	
District Name	Town of Norwood
Elementary School(s)	Charles J. Prescott Elementary School (K-5) Cornelius M. Callahan Elementary School (1-5) F.A. Cleveland Elementary School (1-5) George F. Willet Early Childhood Center (PK-K) John P. Oldham Elementary School (1-5) Thomas Balch Elementary School (1-5)
Middle School(s)	Dr. Philip O. Coakley Middle School (6-8)
High School(s)	Norwood High School (9-12)
Priority School Name	Cornelius M. Callahan Elementary School
Type of School	Elementary School
Grades Served	1-5
Year Opened	1930
Existing Square Footage	32,500
Additions	1954
Building Issues	Boiler
2013-2014 Enrollment	232

MSBA Votes	
Invitation to Feasibility Study	June 4, 2014
Project Funding Agreement Authorization	On November 19, 2014 Board agenda
Reimbursement Rate	50.58%

Consultants	
Owner's Project Manager	PMA Consultants, LLC
Designer	Consulting Engineering Services, LLC

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, Consulting Engineering Services, LLC, recommends boiler replacement. The Designer has confirmed that the boiler 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 \$485,809 which includes a construction cost of \$356,939. Construction costs include:

- \$269,666 for two steam boilers
- \$87,273 for demolition and associated work in the boiler room

Project Funding Agreement	
Enrollment: 232 Total Square Feet: 32,500	District's Proposed Project Budget
Project Budget ¹	\$466,459
Scope Exclusions/Ineligible Costs ²	\$50,132
Estimated Basis of Total Facilities Grant	\$416,327
Reimbursement Rate	50.58%
Estimated Maximum Total Facilities Grant ³	\$210,578
Project contingencies ⁴	\$19,350
Potentially eligible owner's and construction contingencies	\$19,350
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$9,787
Total Project Budget	\$485,809
Maximum Total Facilities Grant ⁵	\$220,365

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include legal fees, utility company fees, and consultant costs in excess of the 20% construction budget cap. Scope exclusions also include work associated with the incoming gas line from the street to the boiler room.

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

⁴ Includes eligible owner's and construction contingency. All project contingencies are eligible.

⁵ 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 \$210,578; however, the District may be eligible for up to an additional \$9,787 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 \$220,365 for the Project Funding Agreement for a boiler replacement project at the Cornelius M. Callahan Elementary School.