

District: Town of Medfield
 School Name: Ralph Wheelock School
 Recommended Category: Project Funding Agreement
 Date: March 18, 2015

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Medfield for a boiler replacement project at the Ralph Wheelock School.

District Info	
District Name	Town of Medfield
Elementary Schools	Dale Street School (4-5) Memorial School (PK-1) Ralph Wheelock School (2-3)
Middle School	Thomas Blake Middle School (6-8)
High School	Medfield Senior High School (9-12)
Priority School Name	Ralph Wheelock School
Type of School	Elementary School
Grades Served	2-5
Year Opened	1969
Existing Square Footage	61,305
Additions	N/A
Building Issues	Boilers
2014-2015 Enrollment	349

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 4, 2014
Project Funding Agreement Authorization	On March 25, 2015 Board agenda
Reimbursement Rate	39.84%

Consultants	
Owner's Project Manager	Skanska USA Building, Inc.
Designer	Hesnor Engineering Associates, PLLC

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, Hesnor Engineering Associates, PLLC, recommends replacing both existing boilers. 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 \$551,905 which

includes a construction cost of \$374,700. Construction costs include:

- \$142,668 for the boiler replacement
- \$232,032 for demolition, abatement and associated costs

Project Funding Agreement	
Enrollment: 349	District's Proposed Project Budget
Total Square Feet: 61,305	
Project Budget ¹	\$495,700
Scope Exclusions/Ineligible Costs ²	\$46,060
Estimated Basis of Total Facilities Grant	\$449,640
Reimbursement Rate	39.84%
Estimated Maximum Total Facilities Grant ³	\$179,137
Project contingencies ⁴	\$56,205
Potentially eligible owner's and construction contingencies	\$21,155
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$8,428
Total Project Budget	\$551,905
Maximum Total Facilities Grant ⁶	\$187,565

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include construction contingency in excess of the 5% construction budget cap, owner's contingency in excess of the 2% soft cost cap, and soft costs that exceed 20% of the construction budget.

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 and ineligible owner's and construction contingency.

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 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 \$179,137; however, the District may be eligible for up to an additional \$8,428 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 \$187,565 for the Project Funding Agreement for a boiler replacement project at the Ralph Wheelock School.