

District: City of Boston
School Name: Charles Sumner Elementary School
Curley K-8 School
David A. Ellis Elementary School
Donald McKay K-8 School
Dorchester Academy
Grover Cleveland Middle School
Young Achievers Science and Math Pilot K-8 School
Recommended Category: Project Funding Agreement
Date: March 23, 2016

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Boston for: (1) a window/door replacement project at the Charles Sumner Elementary School; (2) a window/door replacement project at the Curley K-8 School; (3) a window/door replacement project at the David A. Ellis Elementary School; (4) a partial window/door replacement project at the Donald McKay K-8 School; (5) a window/door replacement project at Dorchester Academy; (6) a window/door replacement project at the Grover Cleveland Middle School; and (7) a window/door replacement project at the Young Achievers Science and Math Pilot K-8 School.

The City of Boston has requested an additional 30 days beyond the requisite 90 days to obtain local funding for these projects. Consequently, staff is recommending that the District be allowed an additional 30 days, for a total of up to 120 days, to secure local funding for these projects.

District Info	
District Name	City of Boston
Elementary School(s)	8 Schools (PK-1, PK-2, PK-3) 3 Schools (PK-5, PK-6, PK-7) 2 Schools (K-2, K-4) 6 Schools (K-7, K-8) 1 School (K-1 and 4-8) 1 School (3-8) 37 Schools (PK-5) 22 Schools (PK-8) 1 School (PK-12)
Middle School(s)	6 Schools (6-8) 4 Schools (6-12)
High School(s)	21 Schools (9-12) 3 Schools (7-12)

Please see attached Table (1) for **School Information**.

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 3, 2015
Project Funding Agreement Authorization	On March 30, 2016 Board agenda
Reimbursement Rate	65.47%

Consultants	
Owner's Project Manager (the "OPM")	P-Three, Inc.
Designer	Dietz & Company Architects, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of the facilities and developed a schematic design including proposed scopes of work, schedules, and estimated budgets. The District's Designer, Dietz & Company Architects, Inc., recommends: (1) a window/door replacement project at the Charles Sumner Elementary School; (2) a window/door replacement project at the Curley K-8 School; (3) a window/door replacement project at the David A. Ellis Elementary School; (4) a partial window/door replacement project at the Donald McKay K-8 School; (5.) a window/door replacement project at Dorchester Academy; (6) a window/door replacement project at the Grover Cleveland Middle School; and (7) a window/door replacement project at the Young Achievers Science and Math Pilot K-8 School. The Designer has confirmed that the windows and doors will be in compliance with the MSBA's sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analysis and proposed schedules provided by the District and have discussed the scopes and budgets with the District and its consultants.

- 1) At the Charles Sumner Elementary School, the District has provided a Total Project Budget of \$2,416,338, which includes a construction cost of \$1,981,799. Construction costs include:
 - \$923,356 (\$126.59/sq. ft.) for the aluminum windows
 - \$91,422 for window sills
 - \$49,347 for window trim
 - \$19,224 for window lintels
 - \$151,986 for masonry at the windows
 - \$110,327 for masonry at the water table (ineligible for reimbursement)
 - \$48,969 for exterior doors
 - \$107,931 for removal and reinstallation of HVAC equipment at the windows
 - \$31,694 for window shades
 - \$92,182 for window security screens
 - \$67,881 for American with Disabilities Act compliance scope
 - \$287,480 for hazardous material abatement and other associated window/door replacement work

2) At the Curley K-8 School, the District has provided a Total Project Budget of \$4,240,582, which includes a construction cost of \$3,648,625. Construction costs include:

- \$1,980,228 (\$121.63/sq. ft.) for the aluminum windows
- \$174,161 for window sills
- \$75,821 for window trim
- \$41,702 for window lintels
- \$125,263 for masonry at the windows
- \$84,650 for precast panels located above select windows
- \$120,401 for exterior doors
- \$137,556 for removal and reinstallation of HVAC equipment at the windows
- \$103,808 for window shades
- \$182,856 for window security screens
- \$99,199 for American with Disabilities Act compliance scope
- \$522,980 for hazardous material abatement and other associated window/door replacement work

3) At the David A. Ellis School, the District has provided a Total Project Budget of \$3,689,605, which includes a construction cost of \$3,188,544. Construction costs include:

- \$1,262,181 (\$143.43/sq. ft.) for the aluminum windows
- \$387,026 for window sills
- \$439,783 for window trim
- \$41,693 for window lintels
- \$59,602 for masonry at the windows
- \$67,554 for exterior doors
- \$115,336 for removal and reinstallation of HVAC equipment at the windows
- \$45,733 for window shades
- \$119,548 for window security screens
- \$58,814 for ceiling and lighting removal and replacement in Assembly area due to window replacement
- \$111,611 for ceiling removal and reinstall due to window replacement
- \$479,663 for hazardous material abatement and other associated window/door replacement work

4) At the Donald McKay K-8 School, the District has provided a Total Project Budget of \$3,123,287, which includes a construction cost of \$2,652,148. Construction costs include:

- \$1,150,740 (\$129.17/sq. ft.) for the aluminum windows
- \$110,191 for window sills
- \$331,012 for window trim
- \$6,907 for window lintels
- \$160,393 for masonry at the windows
- \$33,811 for exterior doors

- \$67,691 for removal and reinstallation of HVAC equipment at the windows
 - \$45,270 for window shades
 - \$124,745 for window security screens
 - \$77,361 for lighting removal and reinstall due to window replacement
 - \$192,325 for ceiling removal and reinstall due to window replacement
 - \$351,702 for hazardous material abatement and other associated window/door replacement work
- 5) At Dorchester Academy, the District has provided a Total Project Budget of \$5,208,311, which includes a construction cost of \$4,524,620. Construction costs include:
- \$2,216,586 (\$121.12/sq. ft.) for the aluminum windows
 - \$373,990 for window sills
 - \$495,866 for window trim
 - \$8,413 for window lintels
 - \$169,684 for masonry at the windows
 - \$93,420 for exterior doors
 - \$67,302 for removal and reinstallation of HVAC equipment at the windows
 - \$39,760 for window shades
 - \$227,402 for window security screens
 - \$293,090 for ceiling removal and reinstall due to window replacement
 - \$539,107 for hazardous material abatement and other associated window/door replacement work
- 6) At the Grover Cleveland Middle School, the District has provided a Total Project Budget of \$2,311,697, which includes a construction cost of \$1,895,564. Construction costs include:
- \$866,192 (\$127.46/sq. ft.) for the aluminum windows
 - \$80,732 for window sills
 - \$51,309 for window trim
 - \$126,189 for window lintels
 - \$21,181 for masonry at the windows
 - \$57,727 for exterior doors
 - \$69,691 for removal and reinstallation of HVAC equipment at the windows
 - \$34,278 for window shades
 - \$92,000 for window security screens
 - \$13,047 for ceiling removal and reinstall due to window replacement
 - \$483,218 for hazardous material abatement and other associated window/door replacement work
- 7) At the Young Achievers Science and Math Pilot K-8 School, the District has provided a Total Project Budget of \$4,153,343, which includes a construction cost of \$3,597,623. Construction costs include:
- \$1,774,539 (\$123.34/sq. ft.) for the aluminum windows

- \$162,378 for window sills
- \$86,609 for window trim
- \$171,294 for window lintels
- \$398,272 for masonry at the windows
- \$67,418 for exterior doors
- \$150,362 for removal and reinstallation of HVAC equipment at the windows
- \$103,147 for window shades
- \$166,432 for window security screens
- \$6,624 for ceiling removal and reinstall due to window replacement
- \$66,239 for ADA compliance scope
- \$444,309 for hazardous material abatement and other associated window/door replacement work

Please see attached Table (2) for **Project Funding Agreement Information**.

MSBA staff recommends a combined Estimated Maximum Total Facilities Grant of \$15,590,233; however, the District may be eligible for up to an additional \$773,784 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 combined Maximum Total Facilities Grant of \$16,364,018 for: (1) a window/door replacement project at the Charles Sumner Elementary School; (2) a window/door replacement project at the Curley K-8 School; (3) a window/door replacement project at the David A. Ellis Elementary School; (4) a partial window/door replacement project at the Donald McKay K-8 School; (5) a window/door replacement project at Dorchester Academy; (6) a window/door replacement project at the Grover Cleveland Middle School; and (7) a window/door replacement project at the Young Achievers Science and Math Pilot K-8 School.

Table 1: School Information

School Info							
School Name	Charles Sumner Elementary School	Curley K-8 School	David A. Ellis Elementary School	Donald McKay K-8 School	Dorchester Academy	Grover Cleveland Middle School	Young Achievers Science and Math Pilot K-8 School
Type of School	Elementary	Elementary	Elementary	Elementary	High	High	Elementary
Grades Served	PK-5	PK-8	PK-5	K-8	9-12	9-12	PK-8
Year Opened	1931	1931	1932	1926	1925	1925	1899
Existing Square Footage	49,105	122,183	51,123	79,802	183,534	172,034	120,944
Additions	N/A	N/A	N/A	N/A	1969	1971	N/A
Building Issues	Window/Door	Window/Door	Window/Door	Partial Window/	Window/Door	Window/Door	Window/Door
2014-2015 Enrollment	540	895	444	690	985	734	542

Table 2: Project Funding Agreement Information

Project Funding Agreement	Charles Sumner Elementary School	Curley K-8 School	David A. Ellis Elementary School	Donald McKay K-8 School	Dorchester Academy	Grover Cleveland Middle School	Young Achievers Science and Math Pilot K-8 School	District's Total Proposed Budget
Enrollment	540	895	444	690	985	734	542	
Total Square Feet	49,105	122,183	51,123	79,802	183,534	172,034	120,944	
Project Budget ¹	\$2,307,339	\$4,039,908	\$3,514,235	\$2,977,419	\$4,959,457	\$2,207,441	\$3,955,474	\$23,961,273
Scope Exclusions/Ineligible Costs ²	\$110,627	\$1,785	\$7,600	\$8,300	\$14,670	\$300	\$5,200	\$148,482
Estimated Basis of Total Facilities Grant	\$2,196,712	\$4,038,123	\$3,506,635	\$2,969,119	\$4,944,787	\$2,207,141	\$3,950,274	\$23,812,791
Reimbursement Rate	65.47%	65.47%	65.47%	65.47%	65.47%	65.47%	65.47%	65.47%
Estimated Maximum Total Facilities Grant ³	\$1,438,187	\$2,643,759	\$2,295,794	\$1,943,882	\$3,237,352	\$1,445,015	\$2,586,244	\$15,590,233
Project Contingencies ⁴	\$108,999	\$200,674	\$175,370	\$145,868	\$248,854	\$104,256	\$197,869	\$1,181,890
Potentially eligible owner's and construction contingencies	\$108,999	\$200,674	\$175,370	\$145,868	\$248,854	\$104,256	\$197,869	\$1,181,890
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$71,362	\$131,381	\$114,815	\$95,500	\$162,925	\$68,256	\$129,545	\$773,784
Total Project Budget	\$2,416,338	\$4,240,582	\$3,689,605	\$3,123,287	\$5,208,311	\$2,311,697	\$4,153,343	\$25,143,163
Maximum Total Facilities Grant ⁶	\$1,509,549	\$2,775,140	\$2,410,609	\$2,039,382	\$3,400,277	\$1,513,272	\$2,715,789	\$16,364,018

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include building permits for all projects. At the Charles Sumner Elementary School, scope exclusions/ineligible costs include masonry removal and replacement of brick at the water table. At the Curley K-8 School, scope exclusions/ineligible costs include tree removal and associated costs. At the David A. Ellis Elementary School, scope exclusions/ineligible costs include tree removal and associated costs as well as the removal of a fire escape. At the Donald McKay K-8 School, scope exclusions/ineligible costs include tree removal and associated costs. At Dorchester Academy, scope exclusions/ineligible costs include tree removal and associated costs as well as the installation of a trench drain at the overhead door and associated costs. At the Young Achievers Science and Math Pilot K-8 School, the scope exclusions/ineligible costs include tree removal and associated costs.

³ The "Estimated Maximum Total Facilities Grant" is calculated by applying the reimbursement rate to the "Estimated Basis of Total Facilities Grant." It does not include any grant funds for potentially eligible owner's or construction contingency expenditures and is subject to MSBA review and audit.

⁴ Includes eligible 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 keeping with its policies for the determination of eligibility. The MSBA does not anticipate that the District will expend all of its contingency funds on expenses that are eligible for MSBA reimbursement.