

District: City of Quincy
 School Name: Beechwood Knoll Elementary School
 Atherton Hough Elementary School
 Merrymount Elementary School
 Wollaston Elementary School
 Recommended Category: Project Funding Agreement
 Date: February 8, 2017

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Quincy for a boiler replacement project at the Beechwood Knoll Elementary School, a partial boiler replacement project at the Atherton Hough Elementary School, a partial boiler replacement project at the Merrymount Elementary School, and a partial boiler replacement project at the Wollaston Elementary School.

District Info	
District Name	City of Quincy
Elementary School(s)	1 (PK) 2 (K-4) 9 (K-5)
Middle School(s)	Reay E. Sterling Middle School (5-8) Point Webster Middle School (5-8) Atlantic Middle School (6-8) Broad Meadows School (6-8) Central Middle School (6-8)
High School(s)	North Quincy High School (9-12) Quincy High School (9-12)

School Info				
School Name	Beechwood Knoll Elementary School	Atherton Hough Elementary School	Merrymount Elementary School	Wollaston Elementary School
Type of School	Elementary School	Elementary School	Elementary School	Elementary School
Grades Served	K-5	K-5	K-5	K-5
Year Opened	1951	1911	1929	1913
Existing Square Footage	35,820	46,549	43,750	34,576
Additions	1995: Addition	1913: Addition 1930: Addition 1950: Addition	1960: Addition 1970: Addition	1950: Addition
Building Issues	Boilers	Boilers	Boilers	Boilers
2015-2016 Enrollment	355	267	346	350

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	May 25, 2016
Project Funding Agreement Authorization	On February 15, 2017 Board agenda
Reimbursement Rate	66.12%

Consultants	
Owner's Project Manager (the "OPM")	Hill International, Inc.
Designer	Architectural Engineers, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of each facility and developed schematic designs including proposed scopes of work, schedules, and estimated budgets. The District's Designer, Architectural Engineers, Inc., recommends a boiler replacement project at the Beechwood Knoll Elementary School, a partial boiler replacement project at the Atherton Hough Elementary School, a partial boiler replacement project at the Merrymount Elementary School, and a partial boiler replacement project at the Wollaston Elementary School. The Designer has confirmed that the boilers will be in compliance with the MSBA's sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analyses and proposed schedules that were provided by the District. Also, MSBA staff discussed the scopes and budgets for each project with the District and its consultants.

At the Beechwood Knoll Elementary School, the District has provided a Total Project Budget of \$723,785 which includes a construction cost of \$482,967. Construction costs include:

- \$147,680 for the new boilers (3000 MBH, gas, hot water)
- \$335,287 for demolition and other associated boiler work

At the Atherton Hough Elementary School, the District has provided a Total Project Budget of \$967,121, which includes a construction cost of \$692,906. Construction costs include:

- \$158,696 for the new boiler (3663 MBH, gas, steam)
- \$45,108 for the removal of the oil tank, sealing of the concrete, and paint work in the oil room
- \$489,102 for demolition and other associated boiler work

At the Merrymount Elementary School, the District has provided a Total Project Budget of \$994,133, which includes a construction cost of \$721,780 that combines \$664,585 for the partial boiler replacement and \$57,195 for the ADA compliance scope. Construction costs include:

- \$129,684 for the new boiler (3033 MBH, gas, steam)

- \$40,592 for the removal of the oil tank, sealing of the concrete, and paint work in the oil room
- \$494,308 for demolition and other associated boiler work
- \$57,196 for ADA compliance scope

At the Wollaston Elementary School, the District has provided a Total Project Budget of \$856,976, which includes a construction cost of \$602,864 that combines \$464,722 for the partial boiler replacement and \$138,142 for the ADA compliance scope. Construction costs include:

- \$135,982 for the new boiler (3033 MBH, gas, steam)
- \$328,740 for demolition and other associated boiler work
- \$138,142 for ADA compliance scope

Project Funding Agreement	Beechwood Knoll Elementary School	Atherton Hough Elementary School	Merrymount Elementary School	Wollaston Elementary School	District's Total Proposed Budget
Enrollment	355	267	346	350	
Total Square Feet	35,820	46,549	43,750	34,576	
Project Budget ¹	\$697,222	\$929,011	\$954,435	\$823,819	\$3,404,487
Scope Exclusions/Ineligible Costs ²	\$5,000	\$50,108	\$45,592	\$5,000	\$105,700
Estimated Basis of Total Facilities Grant	\$692,222	\$878,903	\$908,843	\$818,819	\$3,298,787
Reimbursement Rate	66.12%	66.12%	66.12%	66.12%	66.12%
Estimated Maximum Total Facilities Grant ³	\$457,697	\$581,131	\$600,927	\$541,403	\$2,181,158
Project Contingencies⁴					
Project Contingencies ⁴	\$26,563	\$38,110	\$39,698	\$33,157	\$137,528
Potentially eligible owner's and construction contingencies	\$26,563	\$38,110	\$39,698	\$33,157	\$137,528
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$17,563	\$25,198	\$26,248	\$21,923	\$90,932
Total Project Budget					
Total Project Budget	\$723,785	\$967,121	\$994,133	\$856,976	\$3,542,015
Maximum Total Facilities Grant⁶					
Maximum Total Facilities Grant ⁶	\$475,260	\$606,329	\$627,175	\$563,326	\$2,272,090

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include legal fees, removal of oil tank and associated scope at the Atherton Hough and Merrymount Elementary Schools; and legal fees at the Beechwood Knoll and Wollaston Elementary Schools. Scope exclusions/ineligible costs do not include ineligible construction contingency and owner's contingency.

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; 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 accordance 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.

MSBA staff recommends a combined Estimated Maximum Total Facilities Grant of \$2,181,158; however, the District may be eligible for up to an additional \$90,932 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 \$2,272,090 for a boiler replacement project at the Beechwood Knoll Elementary School, a partial boiler replacement project at the Atherton Hough Elementary School, a partial boiler replacement project at the Merrymount Elementary School, and a partial boiler replacement project at the Wollaston Elementary School.