

District: City of Boston
 School Name: Boston Latin School
 James F. Condon Elementary School
 John W. McCormack Middle School
 Paul A. Dever Elementary School
 William Ellery Channing 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 Boston for a partial boiler replacement project at the Boston Latin School, a boiler replacement project at the James F. Condon Elementary School, a roof replacement project at the John W. McCormack Middle School, a roof replacement project at the Paul A. Dever Elementary School, and a boiler replacement project at the William Ellery Channing Elementary School.

District Info	
District Name	City of Boston
Elementary School(s)	37 Schools (PK-5) 22 Schools (PK-8) 10 Schools (PK-1, PK-2, PK-3) 6 Schools (K-7, K-8) 3 Schools (PK-6, PK-7) 2 Schools (K-2, K-4) 1 School (K-1 and 4-8) 1 School (3-8) 1 School (PK-12)
Middle School(s)	6 Schools (6-8) 4 Schools (6-12) 3 Schools (7-12)
High School(s)	21 Schools (9-12)

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

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	65.47%

Consultants	
Owner’s Project Manager (the “OPM”)	Joslin, Lesser + Associates, Inc.
Designer	ICON Architecture, 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, ICON Architecture, Inc., recommends a partial boiler replacement project at the Boston Latin School, a boiler replacement project at the James F. Condon Elementary School, a roof replacement project at the John W. McCormack Middle School, a roof replacement project at the Paul A. Dever Elementary School, and a boiler replacement project at the William Ellery Channing Elementary School. The Designer has confirmed that the roofs and boilers will be in compliance with the MSBA's sustainability requirements.

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

At the Boston Latin School, the District has provided a Total Project Budget of \$1,923,254, which includes a construction cost of \$1,557,320. Construction costs include:

- \$1,243,910 for the installation of two steam and two condensing water boilers
- \$35,061 for plumbing and piping
- \$40,442 for electrical work
- \$237,907 for demolition, abatement, and other associated boiler work

At the James F. Condon Elementary School, the District has provided a Total Project Budget of \$1,063,022, which includes a construction cost of \$807,582. Construction costs include:

- \$523,827 for the installation of two condensing hot water boilers
- \$27,944 for plumbing and piping
- \$83,375 for electrical work
- \$172,436 for demolition, abatement, and other associated boiler work

At the John W. McCormack Middle School, the District has provided a Total Project Budget of \$3,105,492, which includes a construction cost of \$2,705,770. Construction costs include:

- \$1,734,416 for the installation of a new four-ply built-up roof membrane system
- \$120,741 for patching and repairing masonry for through-wall flashing
- \$162,876 for wood blocking and metal roof edge work
- \$687,737 for demolition and other associated roof replacement work

At the Paul A. Dever Elementary School, the District has provided a Total Project Budget of \$2,772,056, which includes a construction cost of \$2,409,686. Construction costs include:

- \$1,257,255 for the installation of a new four-ply built-up roof membrane system
- \$308,175 for roof level patching and repairing of masonry
- \$183,051 for wood blocking and metal roof edge work
- \$661,205 for demolition and other associated roof replacement work

At the William Ellery Channing Elementary School, the District has provided a Total Project Budget of \$938,357, which includes a construction cost of \$739,416.

Construction costs include:

- \$479,636 for the installation of two steam boilers
- \$23,433 for plumbing and piping
- \$22,862 for electrical work
- \$213,485 for demolition, abatement, and other associated boiler work

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

MSBA staff recommends a combined Estimated Maximum Total Facilities Grant of \$6,118,887; however, the District may be eligible for up to an additional \$295,983 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 \$6,414,869 for a partial boiler replacement project at the Boston Latin School, a boiler replacement project at the James F. Condon Elementary School, a roof replacement project at the John W. McCormack Middle School, a roof replacement project at the Paul A. Dever Elementary School, and a boiler replacement project at the William Ellery Channing Elementary School.

Table 1: School Information

School Info					
School Name	Boston Latin School	James F. Condon Elementary School	John W. McCormack Middle School	Paul A. Dever Elementary School	William Ellery Channing Elementary School
Type of School	Middle-High	Elementary	Middle	Elementary	Elementary
Grades Served	7-12	PK-6	6-8	PK-5	PK-5
Year Opened	1978	1975	1967	1957	1960
Existing Square Footage	336,545	140,426	115,941	75,892	32,582
Additions	1992 Addition	N/A	N/A	N/A	1993 Addition/Renovation
Building Issues	Boilers	Boilers	Roof	Roof	Boilers
2015-2016 Enrollment	2,439 students	837 students	519 students	498 students	292 students

Table 2: Project Funding Agreement Information

Project Funding Agreement	Boston Latin School	James F. Condon Elementary School	John W. McCormack Middle School	Paul A. Dever Elementary School	William Ellery Channing Elementary School	District's Total Proposed Budget
Enrollment	2,439 students	837 students	519 students	498 students	292 students	
Total Square Feet	336,545	140,426	115,941	75,892	32,582	
Project Budget ¹	\$1,837,601	\$1,018,605	\$2,956,674	\$2,639,523	\$897,689	\$9,350,092
Scope Exclusions/Ineligible Costs ²	\$0	\$0	\$4,000	\$0	\$0	\$4,000
Estimated Basis of Total Facilities Grant	\$1,837,601	\$1,018,605	\$2,952,674	\$2,639,523	\$897,689	\$9,346,092
Reimbursement Rate	65.47%	65.47%	65.47%	65.47%	65.47%	65.47%
Estimated Maximum Total Facilities Grant ³	\$1,203,077	\$666,881	\$1,933,116	\$1,728,096	\$587,717	\$6,118,887
Project Contingencies ⁴	\$85,653	\$44,417	\$148,818	\$132,533	\$40,668	\$452,089
Potentially eligible owner's and construction contingencies	\$85,653	\$44,417	\$148,818	\$132,533	\$40,668	\$452,089
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$56,077	\$29,080	\$97,431	\$86,769	\$26,625	\$295,983
Total Project Budget	\$1,923,254	\$1,063,022	\$3,105,492	\$2,772,056	\$938,357	\$9,802,181
Maximum Total Facilities Grant ⁶	\$1,259,154	\$695,961	\$2,030,547	\$1,814,865	\$614,342	\$6,414,869

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include costs related to photovoltaic readiness. 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 and is 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.*