

District: City of Lawrence  
 School Name: High School Learning Center  
 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 Lawrence for a boiler replacement project at the High School Learning Center.

<b>District Info</b>	
District Name	City of Lawrence
Elementary Schools	3 (PK-K) 1 (K) 1 (PK-2) 3 (K-4) 1 (K-5) 1(1-4) 3 (1-5)
Middle Schools	Emily G. Weatherbee School (K-8) Alexander B. Bruce School (3-8) Arlington Middle School (5-8) Guilmette Middle School (5-8) Parthum Middle School (5-8) Frost Middle School (5-8) UP Academy Oliver Middle School (6-8)
High Schools	Lawrence School for Exceptional Studies (1-12) Lawrence High School (9) Business Management and Finance High School (9-12) Health & Human Services High School (9-12) Humanities & Leadership Development High School (9-12) Math, Science & Technology High School (9-12) International High School (9-12) Performing & Fine Arts High School (9-12) High School Learning Center (9-12) Phoenix Academy Lawrence (9-12)
Priority School Name	High School Learning Center
Type of School	High School
Grades Served	9-12
Year Opened	1899
Existing Square Footage	285,000
Additions	1921: Renovation, 1985: Addition
Building Issues	Boilers
2015-2016 Enrollment	687

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	May 25, 2016
Project Funding Agreement Authorization	On February 15, 2017 Board agenda
Reimbursement Rate	80.00%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Pinck & Co., Inc.
Designer	Shekar & Associates, Inc.

**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, Shekar & Associates, Inc., recommends boiler replacement project at the High School Learning Center. 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 that were provided by the District. Also, MSBA staff discussed the scope and budget with the District and its consultants. The District has provided a Total Project Budget of \$1,497,662, which includes a construction cost of \$1,178,258. Construction costs include:

- \$147,529 for the installation of three hot water boilers
- \$221,095 for the installation of three steam boilers
- \$117,379 for the demolition of boilers and their associated equipment
- \$446,490 for water heaters, pumps, and valves
- \$156,364 for plumbing and piping
- \$67,531 for electrical work
- \$21,870 for other associated boiler work

<b>Project Funding Agreement</b>	
Enrollment: 687	District’s Proposed Project Budget
Total Square Feet: 285,000	
Project Budget <sup>1</sup>	\$1,432,858
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$4,600
Estimated Basis of Total Facilities Grant	\$1,428,258
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$1,142,606
Project contingencies <sup>4</sup>	\$64,804
Potentially eligible owner’s and construction contingencies	\$64,804
Potential additional grant funds for eligible owner’s and construction contingency expenditures <sup>5</sup>	\$51,843

Total Project Budget	\$1,497,662
Maximum Total Facilities Grant <sup>6</sup>	\$1,194,449

<sup>1</sup> Does not include owner's or construction contingencies.

<sup>2</sup> Scope exclusions/ineligible costs include permitting fees and soft costs that exceed 20% of the construction budget cap. Scope exclusions/ineligible costs do not include ineligible construction contingency and owner's contingency.

<sup>3</sup> 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.

<sup>4</sup> Includes eligible owner's and construction contingency.

<sup>5</sup> 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."

<sup>6</sup> 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 an Estimated Maximum Total Facilities Grant of \$1,142,606; however, the District may be eligible for up to an additional \$51,843 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 \$1,194,449 for the Project Funding Agreement for a boiler replacement project at the High School Learning Center.