

District: City of Revere  
 School Name: Garfield Middle 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 Revere for a boiler replacement project at the Garfield Middle School.

<b>District Info</b>	
District Name	City of Revere
Elementary Schools	3 (PK-5) 3 (K-5)
Middle School	Garfield Middle School (6-8) Rumney Marsh Academy (6-8) Susan B. Anthony Middle School (6-8)
High School	Revere High School (9-12) Seacoast High School (9-12)
Priority School Name	Garfield Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1989
Existing Square Footage	204,884
Additions	1990: Renovation
Building Issues	Boiler
2015-2016 Enrollment	1,312

<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	77.47%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Joslin, Lesser + Associates, Inc.
Designer	BLW Engineers, 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, BLW Engineers, Inc., recommends a boiler replacement project at the Garfield Middle 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 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 \$1,288,843, which includes a construction cost of \$1,079,851. Construction costs include:

- \$819,202 for five hot water boilers
- \$20,663 for plumbing and piping
- \$51,050 for electrical work
- \$104,242 for oil tank removal (ineligible for reimbursement)
- \$84,694 for demolition of boilers and other associated work

<b>Project Funding Agreement</b>	
Enrollment: 1,312	District's Proposed
Total Square Feet: 204,884	Project Budget
Project Budget <sup>1</sup>	\$1,229,451
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$104,242
Estimated Basis of Total Facilities Grant	\$1,125,209
Reimbursement Rate	77.47%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$871,699
Project contingencies <sup>4</sup>	\$59,392
Potentially eligible owner's and construction contingencies	\$59,392
Potential additional grant funds for eligible owner's and construction contingency expenditures <sup>5</sup>	\$46,011
Total Project Budget	\$1,288,843
Maximum Total Facilities Grant <sup>6</sup>	\$917,710

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

<sup>2</sup> Scope exclusions/ineligible costs include costs associated with oil tank removal. 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 \$871,699; however, the District may be eligible for up to an additional \$46,011 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 \$917,710 for the Project Funding Agreement for a boiler replacement project at the Garfield Middle School.