

District: Town of Weymouth
 School Name: Thomas W. Hamilton Primary School
 Wessagusset Primary School
 Recommended Category: Project Funding Agreement
 Date: February 7, 2018

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Weymouth for a boiler replacement project at the Thomas W. Hamilton Primary School and a boiler replacement project at the Wessagusset Primary School.

District Info	
District Name	Town of Weymouth
Elementary School(s)	Johnson Early Childhood Center (PK) Academy Avenue (K-4) Frederick C. Murphy Primary School (K-4) Lawrence W. Pingree Primary School (K-4) Ralph Talbot Primary School (K-4) Thomas V. Nash Primary School (K-4) Thomas W. Hamilton Primary School (K-4) Wessagusset Primary School (K-4) William Seach Primary School (K-4)
Middle School(s)	Abigail Adams Middle School (5-6) Maria Weston Chapman Middle School (7-8)
High School(s)	Weymouth High School (9-12)

School Info		
School Name	Thomas W. Hamilton Primary School	Wessagusset Primary School
Type of School	Elementary School	Elementary School
Grades Served	K-4	K-4
Year Opened	1970	1970
Total Building Square Footage	49,980	44,780
Additions	N/A	N/A
Building Issues	Boiler	Boiler
2016-2017 Enrollment	345	294

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	May 12, 2017
Project Funding Agreement Authorization	On February 14, 2018 Board agenda
Reimbursement Rate	55.63%

Consultants	
Owner's Project Manager (the "OPM")	Atlantic Construction & Management, Inc.
Designer	BLW Engineers, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of the facilities and developed schematic designs including proposed scopes of work, schedules, and estimated budgets. The District's Designer, BLW Engineers, Inc., recommends boiler replacement projects at both the Thomas W. Hamilton Primary School and the Wessagusset Primary School. The Designer has confirmed that the boiler replacements 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 with the District and its consultants.

At the Thomas W. Hamilton Primary School, the District has provided a Total Project Budget of \$1,185,006, which includes a construction cost of \$754,475. Construction costs include:

- \$340,913 (2000 MBH, gas fired hot water) for the installation of three new boilers;
- \$118,642 for two new water heaters;
- \$43,787 for controls;
- \$57,052 for trucking and rigging of new equipment;
- \$35,336 for the coordination of submittals;
- and \$158,745 for demolition and other associated boiler work.

The District proposed an add alternate for the following scope of work. The District may consider the add alternate if the construction bids come in lower than the estimated Construction Budget shown in the Total Project Budget.

- \$98,959 for the removal of a vacated underground oil tank (ineligible for reimbursement).

At the Wessagusset Primary School, the District has provided a Total Project Budget of \$1,176,706, which includes a construction cost of \$747,558. Construction costs include:

- \$363,731 (2000 MBH, gas fired hot water) for the installation of three new boilers;
- \$63,945 for the installation of a new water heater and associated demolition work;
- \$57,052 for trucking and rigging;
- \$43,787 for controls;
- \$55,209 for electrical work;
- and \$163,834 for demolition and other associated boiler work.

The District proposed an add alternate for the following scope of work. The District may consider the add alternate if the construction bids come in lower than the estimated Construction Budget shown in the Total Project Budget.

- \$99,248 for the removal of a vacated underground oil tank (ineligible for reimbursement).

Project Funding Agreement	Thomas W. Hamilton Primary School	Wessagusset Primary School	District's Total Proposed Budget
Enrollment	345	294	
Total Square Feet	49,980	44,780	
Project Budget ¹	\$1,000,140	\$993,224	\$1,993,364
Scope Exclusions/Ineligible Costs ²	\$0	\$0	\$0
Estimated Basis of Total Facilities Grant	\$1,000,140	\$993,224	\$1,993,364
Reimbursement Rate	55.63%	55.63%	55.63%
Estimated Maximum Total Facilities Grant ³	\$556,378	\$552,531	\$1,108,909
Project Contingencies⁴			
Potentially eligible owner's and construction contingencies	\$184,866	\$183,482	\$368,348
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$41,496	\$41,116	\$82,612
	\$23,084	\$22,873	\$45,957
Total Project Budget			
	\$1,185,006	\$1,176,706	\$2,361,712
Maximum Total Facilities Grant⁶	\$579,462	\$575,404	\$1,154,866

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include construction contingency in excess of the 5% construction budget cap and owner's contingency in excess of the 0.5% construction budget cap.

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.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$1,108,909; however, the District may be eligible for up to an additional \$45,957 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 \$1,154,866 for boiler replacement projects at the Thomas W. Hamilton Primary School and the Wessagusset Primary School.