

District: City of Boston
 School Name: Charles Sumner Elementary School
 East Boston High School
 Hugh Roe O'Donnell Elementary School
 Maurice J. Tobin K-8 School
 William E. Russell Elementary School
 Recommended Category: Project Funding Agreement
 Date: April 3, 2018

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Boston for a boiler replacement project at the Charles Sumner Elementary School, a boiler replacement project at the East Boston High School, a boiler replacement project at the Hugh Roe O'Donnell Elementary School, a boiler replacement project at the Maurice J. Tobin K-8 School, and a roof replacement project at the William E. Russell Elementary School.

District Info	
District Name	City of Boston
Early Childhood Centers	1 (PK) 4 (PK-1) 1 (PK-2) 2 (K-3)
K-12 Facilities	1 (PK-12) 1 (1-12)
Elementary Schools	40 (PK-5) 1 (PK-6) 19 (PK-8) 5 (K-5) 2 (K-8) 1 (2-6)
Middle Schools	1 (3-8) 1 (4-8) 8 (6-8) 1 (6-9)
Middle/High Schools	3 (6-12) 3 (7-12)
High Schools	22 (9-12)

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

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 28, 2017
Project Funding Agreement Authorization	On April 10, 2018 Board agenda
Reimbursement Rate	65.47%

Consultants	
Owner's Project Manager (the "OPM")	The Vertex Companies, Inc.
Designer	S/L/A/M Collaborative, 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, S/L/A/M Collaborative, Inc., recommends a boiler replacement project at the Charles Sumner Elementary School, a boiler replacement project at the East Boston High School, a boiler replacement project at the Hugh Roe O'Donnell Elementary School, a boiler replacement project at the Maurice J. Tobin K-8 School, and a roof replacement project at the William E. Russell Elementary School. The Designer has confirmed that the boilers and roof 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 the projects with the District and its consultants.

At the Charles Sumner Elementary School, the District has provided a Total Project Budget of \$1,370,381, which includes a construction cost of \$1,013,960. Construction costs include:

- \$569,897 for the installation of two cast iron sectional boilers;
- \$179,504 for demolition and abatement;
- \$40,836 for concrete patching and boiler pad;
- \$73,113 for plumbing and piping;
- \$71,244 for electrical work;
- And \$79,366 for other associated boiler work.

At the East Boston High School, the District has provided a Total Project Budget of \$2,865,980 which includes a construction cost of \$2,245,970. Construction costs include:

- \$1,550,398 for the installation of four cast iron sectional boilers;
- \$222,669 for demolition and abatement;
- \$87,855 for new concrete pads;
- \$92,383 for plumbing and piping;
- \$112,606 for electrical work;
- And \$180,059 for other associated boiler work.

At the Hugh Roe O'Donnell Elementary School, the District has provided a Total Project Budget of \$1,256,744, which includes a construction cost of \$911,516. Construction costs include:

- \$439,733 for the installation of two cast iron sectional boilers;
- \$172,276 for demolition and abatement;
- \$32,041 for new concrete pads;

- \$63,837 for plumbing and piping;
- \$75,123 for electrical work;
- And \$128,506 for other associated boiler work.

At the Maurice J. Tobin K-8 School, the District has provided a Total Project Budget of \$1,907,146, which includes a construction cost of \$1,463,372. Construction costs include:

- \$834,112 for the installation of two new cast iron sectional boilers;
- \$220,500 for demolition and abatement;
- \$38,446 for new concrete pads;
- \$35,816 for masonry infill and patching;
- \$108,006 for plumbing and piping;
- \$102,832 for electrical work;
- And \$123,660 for other associated boiler work.

At the William E. Russell Elementary School, the District has provided a Total Project Budget of \$2,086,260, which includes a construction cost of \$1,598,728. Construction costs include:

- \$391,967 (\$28.36/sf) for the shingled roof;
- \$70,080 (\$26.90/sf) for the polyvinyl chloride (“PVC”) roof (ineligible for reimbursement due to age of system less than 30 years);
- \$276,501 for demolition and abatement (\$20,591 ineligible for reimbursement due to age of system less than 30 years);
- \$71,143 for rough carpentry (\$836 ineligible for reimbursement due to age of system less than 30 years);
- \$52,760 for copper gutters (\$17,587 ineligible for reimbursement to reflect the premium cost of copper in place of aluminum);
- \$154,879 for snow guards;
- \$283,951 for scaffolding and staging;
- \$58,248 for electrical (\$11,965 ineligible for reimbursement due to age of system less than 30 years);
- \$13,256 for accessibility upgrades;
- And \$225,943 for other associated roof replacement work (\$1,008 ineligible for reimbursement due to age of system less than 30 years).

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

MSBA staff recommends a combined Estimated Maximum Total Facilities Grant of \$5,617,710; however, the District may be eligible for up to an additional \$256,074 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 \$5,873,784 for a boiler replacement project at the Charles Sumner Elementary School, a boiler replacement project at the East Boston High School, a boiler replacement project at the Hugh Roe O’Donnell Elementary School, a boiler replacement project at the Maurice J. Tobin K-8 School, and a roof replacement project at the William E. Russell Elementary School.

Table 1: School Information

School Info					
School Name	Charles Sumner Elementary School	East Boston High School	Hugh Roe O'Donnell Elementary School	Maurice J. Tobin K-8 School	William E. Russell Elementary School
Type of School	Elementary	High	Elementary	Elementary	Elementary
Grades Served	PK-5	9-12	PK-5	PK-8	PK-5
Year Opened	1931	1926	1926	1959	1903
Existing Square Footage	49,105	212,505	24,648	64,091	53,585
Additions	N/A	N/A	N/A	N/A	N/A
Building Issues	Boilers	Boilers	Boilers	Boilers	Roof
2017-2018 Enrollment	581	1,344	247	429	408

Table 2: Project Funding Agreement Information

Project Funding Agreement	Charles Sumner Elementary School	East Boston High School	Hugh Roe O'Donnell Elementary School	Maurice J. Tobin K-8 School	William E. Russell Elementary School	District's Total Proposed Budget
Enrollment	581	1,344	247	429	408	
Total Square Feet	49,105	212,505	24,648	64,091	53,585	
Project Budget ¹	\$1,263,915	\$2,630,153	\$1,161,034	\$1,753,492	\$1,918,393	\$8,726,987
Scope Exclusions/Ineligible Costs ²	\$0	\$0	\$0	\$0	\$146,400	\$146,400
Estimated Basis of Total Facilities Grant	\$1,263,915	\$2,630,153	\$1,161,034	\$1,753,492	\$1,771,993	\$8,580,587
Reimbursement Rate	65.47%	65.47%	65.47%	65.47%	65.47%	65.47%
Estimated Maximum Total Facilities Grant ³	\$827,485	\$1,721,961	\$760,129	\$1,148,011	\$1,160,124	\$5,617,710
Project Contingencies ⁴	\$106,466	\$235,827	\$95,710	\$153,654	\$167,867	\$759,524
Potentially eligible owner's and construction contingencies	\$55,768	\$123,529	\$50,134	\$80,486	\$81,216	\$391,133
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$36,511	\$80,874	\$32,823	\$52,694	\$53,172	\$256,074
Total Project Budget	\$1,370,381	\$2,865,980	\$1,256,744	\$1,907,146	\$2,086,260	\$9,486,511
Maximum Total Facilities Grant ⁶	\$863,996	\$1,802,835	\$792,952	\$1,200,705	\$1,213,296	\$5,873,784

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include soft costs that exceed 20% of the construction budget cap, costs exceeding a cap for copper gutters in lieu of aluminum, and work associated with the replacement of systems less than 30 years old for the William E. Russell Elementary School.

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. 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.

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.