

District: City of Revere
 School Name: Beachmont Veterans Memorial School
 Recommended Category: Project Funding Agreement
 Date: October 20, 2021

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 Beachmont Veterans Memorial School.

The City of Revere received an invitation to the Accelerated Repair Program at the December 16, 2020 Board of Directors meeting for a potential window/door replacement project at the Abraham Lincoln School and a potential boiler replacement project at the Beachmont Veterans Memorial School. MSBA staff plans to present the potential window/door replacement project at the Abraham Lincoln School for authorization to enter into the same Project Funding Agreement with the Beachmont Veterans Memorial School at the December 15, 2021 Board of Directors meeting.

District Info	
District Name	City of Revere
Elementary Schools	A.C. Whelen Elementary School (K-5) Abraham Lincoln (PK-5) Beachmont Veterans Memorial School (PK-5) Garfield Elementary School (PK-5) Paul Revere (K-5) Staff Sargent James J. Hill Elementary School (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 (9-12) Seacoast School (9-12)
Priority School Name	Beachmont Veterans Memorial School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1976
Existing Square Footage	117,894
Additions	N/A
Building Issues	Boiler
2020-2021 Enrollment	312

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	December 16, 2020
Project Funding Agreement Authorization	On October 27, 2021 Board agenda
Reimbursement Rate	76.00%

Consultants	
Owner's Project Manager (the "OPM")	PMA Consultants, LLC
Designer	CGKV Architects, 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, CGKV Architects, Inc., recommends a boiler replacement at the Beachmont Veterans Memorial School. The Designer has confirmed that the boiler replacement 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 \$2,589,358, which includes a construction cost of \$2,011,610. Construction costs include:

- \$536,918 for the installation of four boilers (gas fired, 1,740 MBH each);
- \$225,681 for associated demolition and hazardous material abatement;
- \$32,820 for concrete pads and masonry work;
- \$118,879 for carpentry, AVB (Air Vapor Barrier), flashing, patching and painting;
- \$253,351 for boiler plumbing;
- \$146,822 for boiler electrical;
- \$149,142 for accessibility compliance upgrades;
- \$245,088 for the replacement of two heating and ventilation units in the gymnasium (ineligible for reimbursement);
- \$4,376 for permitting (ineligible for reimbursement);
- and \$298,533 for other associated boiler replacement work.

Project Funding Agreement	
Enrollment: 312	District's Proposed
Total Square Feet: 117,894	Project Budget
Project Budget ¹	\$2,478,719
Scope Exclusions/Ineligible Costs ²	\$364,144
Estimated Basis of Total Facilities Grant	\$2,114,575
Reimbursement Rate	76.00%
Estimated Maximum Total Facilities Grant ³	\$1,607,077
Project Contingencies ⁴	\$110,639
Potentially Eligible Owner's and Construction Contingencies	\$88,107
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures ⁵	\$66,961

Total Project Budget	\$2,589,358
Maximum Total Facilities Grant ⁶	\$1,674,038

¹ Does not include Owner's or Construction Contingencies.

² Scope exclusions/ineligible costs include costs associated with permits, replacement of heating and ventilation units in the gymnasium, and soft costs that exceed 20% of the 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 \$1,607,077; however, the District may be eligible for up to an additional \$66,961 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 \$1,674,038 for the Project Funding Agreement for a boiler replacement project at the Beachmont Veterans Memorial School.