

District: City of Boston
 School Name: Dennis C. Haley School
 Dr. William Henderson Upper School
 Jeremiah E. Burke High School
 The English High School
 Recommended Category: Project Funding Agreement
 Date: October 18, 2023

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Boston for the Dennis C. Haley School for a potential boiler replacement project, at the Dr. William Henderson Upper School for a potential roof replacement project, at the Jeremiah E. Burke High School for a potential boiler replacement project and at The English High School for a potential window and door replacement project.

District Info	
District Name	City of Boston
Elementary School(s)	7 Schools (Early Learners) 40 Schools (K-5) 33 Schools (K-8)
Middle School(s)	6 Schools (6-8)
High School(s)	6 Schools (K-12 Special Education) 4 Schools (6-12) 3 Schools (7-12) 20 Schools (9-12) 5 Alternative Schools (9-12)

School Info				
School Name	Dennis C. Haley School	Dr. William Henderson Upper School	Jeremiah E. Burke High School	The English High School
Type of School	Intermediate School	K-12 (Upper 2-12, Lower PK-1))	High School	High School
Grades Served	K-8	2-12	9-12	9-12
Year Opened	1971	1932	1934	1973
Existing Square Footage	46,263	97,130	202,304	225,560
Additions	Modular addition in 2014.	N/A	Library addition in 2007.	N/A
Building Issues	Boilers	Roof	Boilers	Windows/Doors
2022-2023 Enrollment	371	666	420	651

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 26, 2022
Project Funding Agreement Authorization	On October 25, 2023 Board agenda
Reimbursement Rate	60.42%

Consultants	
Owner's Project Manager (the "OPM")	NV5 (fka Joslin, Lesser + Associates Inc.)
Designer	CSS Architects Incorporated

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, CSS Architects, Inc. recommends a boiler replacement project at the Dennis C. Haley School, a roof replacement project at the Dr. William Henderson Upper School, a boiler replacement project at the Jeremiah E. Burke High School, and a window and door replacement project at The English High School. The Designer has confirmed that the scope of work 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 Dennis C. Haley School, the District has provided a Total Project Budget of \$2,128,400 which includes a construction cost of \$1,649,009. Construction costs include:

- \$478,566 for the installation of two boilers (gas-fired condensing hot water boilers, 3000 MBH);
- \$86,453 for associated boiler demolition and hazardous material abatement;
- \$2,217 for concrete pads and masonry work;
- \$7,773 for new flue penetrations for boiler at roof;
- \$53,399 for patching, painting, and sealing at the boiler room;
- \$55,431 for piping, insulation, and associated plumbing work;
- \$221,810 for associated controls and HVAC work;
- \$663,829 for air handling unit in the boiler room;
- \$61,715 for associated electrical work;
- \$1,322 for permits (ineligible for reimbursement);
- and \$16,494 for accessibility compliance upgrades.

At the Dr. William Henderson Upper School, the District has provided a Total Project Budget of \$3,601,887 which includes a construction cost of \$2,814,313 Construction costs include:

- \$1,827,023 (\$52.53/sf) for the installation of a 3-ply modified bituminous roof (\$609,723 of which is ineligible for exceeding the \$35/sf roofing cost cap);
- \$338,130 for roof demolition;
- \$35,691 for repointing the stone parapet and infilling windows;
- \$95,640 for roof blocking and carpentry;
- \$30,772 for waterproofing membrane at gravity vent and skylights;

- \$249,944 for flashing work;
- \$40,836 for new roof drains, pipe connections, and re-insulation of existing rain leader drains;
- \$20,015 for reinstallation of existing exhaust fan and associated HVAC work;
- \$175,389 for associated roof replacement work;
- and \$873 for permits (ineligible for reimbursement).

At the Jeremiah E. Burke High School, the District has provided a Total Project Budget of \$1,524,074, which includes a construction cost of \$1,117,184. Construction costs include:

- \$735,505 for the installation of two boilers (gas-fired steam boilers, 4857 MBH)
- \$81,620 for associated boiler demolition;
- \$2,536 for associated concrete pads;
- \$7,773 for associated roof work;
- \$33,797 for associated painting work;
- \$20,211 for associated plumbing work;
- \$169,087 for associated controls and HVAC work;
- \$45,356 for associated electrical work;
- and \$21,299 for fees and permits (ineligible for reimbursement)

At The English High School, the District has provided a Total Project Budget of \$11,241,814, which includes a construction cost of \$9,091,274. Construction costs include:

- \$3,002,105 (\$232.50/sf) for the installation of aluminum windows and associated demolition;
- \$3,628,169 (\$324.30/sf) for the installation of aluminum curtain wall windows and associated demolition;
- \$344,711 for associated window demolition and hazardous material abatement;
- \$155,878 for associated repointing of brick masonry and installation of new lintels;
- \$42,687 for associated metals at façade;
- \$214,648 for associated sealants and window flashing;
- \$206,625 for associated painting, tile, and gypsum board assembly;
- \$25,823 for associated wood blocking and framing at the windows;
- \$185,226 for associated doors and hardware;
- \$6,897 for associated roofing and flashing work;
- \$99,217 for HVAC louvers and connections;
- \$4,083 to remove and reinstall ceiling lights;
- 101,431 to remove and reinstall window shades and casework;
- \$979,410 for repointing masonry at ivy growth including removal of ivy and stumps (ineligible for reimbursement);
- 13,796 for other associated work;
- and \$80,568 for accessibility compliance upgrades.

MSBA staff recommends the Estimated Total Facilities Grants and the Maximum Total Facilities Grants set forth in the table below subject to MSBA approval and audit:

Project Funding Agreement	Dennis C. Haley School	Dr. William Henderson Upper School	Jeremiah E. Burke High School	The English High School
Enrollment	371	666	420	651
Total Square Feet	46,263	97,130	203,304	225,560
Project Budget ¹	\$1,947,009	\$3,292,213	\$1,401,184	\$10,241,774
Scope Exclusions/Ineligible Costs ²	\$1,322	\$647,853	\$55,299	\$979,410
Estimated Basis of Total Facilities Grant	\$1,945,687	\$2,644,460	\$1,345,885	\$9,262,364
Reimbursement Rate	60.42%	60.42%	60.42%	60.42%
Estimated Maximum Total Facilities Grant ³	\$1,175,584	\$1,597,783	\$813,184	\$5,596,320
Project Contingencies⁴				
Project Contingencies ⁴	\$181,391	\$309,574	\$122,890	\$1,000,040
Potentially eligible owner's and construction contingencies	\$90,622	\$110,186	\$54,794	\$446,152
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures ⁵	\$54,754	\$66,574	\$33,107	\$269,565
Total Project Budget				
Total Project Budget	\$2,128,400	\$3,601,887	\$1,524,074	\$11,241,814
Maximum Total Facilities Grant ⁶	\$1,230,338	\$1,664,357	\$846,291	\$5,865,885

¹ Does not include Owner's or Construction Contingencies.

² Scope exclusions/ineligible costs include cost associated with ineligible plumbing, HVAC and electrical permit fees at the Dennis C. Haley School; ineligible permit fees and direct roof costs in excess of \$35/sf eligible cap at the Dr. William Henderson Upper School; markup for ineligible plumbing, HVAC, and electrical permit fees at the Jeremiah E. Burke High School; and ineligible repointing following demolition and removal of ivy and stumps at The English High 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.

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.