

District: Town of East Bridgewater
 School Name: Central Elementary School
 Recommended Category: Project Funding Agreement
 Date: June 20, 2018

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of East Bridgewater for a boiler replacement project at the Central Elementary School.

District Info	
District Name	Town of East Bridgewater
Elementary School	Central Elementary School (PK-2)
Middle School	Gordon W. Mitchell Middle School (3-6)
High School	East Bridgewater Jr/Sr High School (7-12)
Priority School Name	Central Elementary School
Type of School	Elementary School
Grades Served	PK-2
Year Opened	1951
Existing Square Footage	96,000
Additions	1962
Building Issues	Boilers
2017-2018 Enrollment	601

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 28, 2017
Project Funding Agreement Authorization	On June 27, 2018 Board agenda
Reimbursement Rate	52.26%

Consultants	
Owner’s Project Manager (the “OPM”)	PMA Consultants, LLC
Designer	Architectural 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, Architectural Engineers, Inc., recommends a boiler replacement at the Central Elementary 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 \$1,540,910, which includes a construction cost of \$1,223,611. Construction costs include:

- \$291,927 for installation of two hot water boilers;
- \$151,806 for installation of two steam boilers;
- \$120,813 for demolition and abatement;
- \$189,145 for boiler pumps and controls;
- \$112,398 for boiler piping;
- \$95,912 for associated electrical work;
- \$256,157 for other associated boiler replacement work;
- And \$5,453 for ADA upgrades.

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

- \$233,327 for the installation of single steam plant with a steam-to-hot water converter.

Project Funding Agreement	
Enrollment: 601	District's Proposed
Total Square Feet: 96,000	Project Budget
Project Budget ¹	\$1,473,611
Scope Exclusions/Ineligible Costs ²	\$0
Estimated Basis of Total Facilities Grant	\$1,473,611
Reimbursement Rate	56.26%
Estimated Maximum Total Facilities Grant ³	\$829,054
Project contingencies ⁴	\$67,299
Potentially eligible owner's and construction contingencies	\$67,299
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$37,862
Total Project Budget	\$1,540,910
Maximum Total Facilities Grant ⁶	\$866,916

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs were not found.

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 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 \$829,054; however, the District may be eligible for up to an additional \$37,862 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 \$866,916 for the Project Funding Agreement for a boiler replacement project at the Central Elementary School.