

District: City of Lowell  
 School Name: B.F. Butler Middle School  
 Bartlett Community Partnership School  
 Henry J. Robinson Middle School  
 John J. Shaughnessy Elementary School  
 Joseph McAvinnue School  
 Recommended Category: Project Funding Agreement  
 Date: December 6, 2023

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Lowell for a boiler replacement project at the B.F. Butler Middle School, a boiler replacement project at the Bartlett Community Partnership School, a boiler replacement project at the Henry J. Robinson Middle School, a roof replacement project at the John J. Shaughnessy Elementary School, and a boiler replacement project at the Joseph McAvinnue School.

<b>District Info</b>	
District Name	City of Lowell
Elementary School(s)	1 (PK) 10 (PK-4) 2 (PK-8) 1 (PK-12) 2 (K-5) 1 (K-7) 1 (2-7)
Middle School(s)	5 (5-8) 1 (6-8)
High School(s)	3 (9-12)

<b>School Info</b>					
School Name	B.F. Butler Middle School	Bartlett Community Partnership School	Henry J. Robinson Middle School	John J. Shaughnessy Elementary School	Joseph McAvinnue School
Type of School	Middle School	Elementary-Middle School	Middle School	Elementary School	Elementary School
Grades Served	5-8	PK-8	5-8	K-4	PK-4
Year Opened	1994	1941	1969	1991	1993
Existing Square	96,572	95,500	99,000	63,918	66,000
Additions	N/A	N/A	N/A	N/A	N/A
Building Issues	Boiler	Boiler	Boiler	Roof	Boiler
2022-2023 Enrollment	514	494	603	479	428

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	October 26, 2022
Project Funding Agreement Authorization	On December 13, 2023 Board agenda
Reimbursement Rate	79.58%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Watermark Environmental, Inc.
Designer	edm Services, 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, Watermark Environmental, Inc., recommends a boiler replacement project at the B.F. Butler Middle School, a boiler replacement project at the Bartlett Community Partnership School, a boiler replacement project at the Henry J. Robinson Middle School, a roof replacement project at the John J. Shaughnessy Elementary School, and a boiler replacement project at the Joseph McAvinnue School. The Designer has confirmed that the boiler and roof replacement projects 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 B.F. Butler Middle School, the District has provided a Total Project Budget of \$1,715,271, which includes a construction cost of \$1,116,448. Construction costs include:

- \$695,058 for the installation of five boilers (gas-fired condensing boilers, 850 MBH);
- \$77,830 for demolition;
- \$13,862 for hazardous material abatement;
- \$273,138 for associated HVAC work;
- \$5,117 for associated electrical work;
- and \$51,443 for other associated work.

At the Bartlett Community Partnership School, the District has provided a Total Project Budget of \$2,510,266, which includes a construction cost of \$1,841,561. Construction costs include:

- \$1,156,827 for the installation of five boilers (gas-fired condensing boilers, 2000 MBH);
- \$104,662 for demolition;
- \$58,833 for hazardous material abatement;
- \$291,321 for associated HVAC work;
- \$5,079 for associated electrical work;

- \$62,820 for other associated work;
- and \$162,019 for hot water tank replacement.

At the Henry J. Robinson Middle School, the District has provided a Total Project Budget of \$2,289,056, which includes a construction cost of \$1,650,462. Construction costs include:

- \$1,202,843 for the installation of five boilers (gas-fired condensing boilers, 2000 MBH);
- \$69,234 for demolition;
- \$46,778 for hazardous material abatement;
- \$273,586 for associated HVAC work;
- \$5,043 for associated electrical work;
- and \$52,978 for other associated work.

At the John J. Shaughnessy Elementary School, the District has provided a Total Project Budget of \$5,407,893, which includes a construction cost of \$4,524,525. Construction costs include:

- \$1,293,968 (\$47.10/sf) for the installation of Polyvinyl Chloride (“PVC”) roof (\$332,413 is ineligible due to the \$35/sf roofing cost cap on roof replacements);
- \$2,077,336 (\$92.24/sf) for the installation of standing seam metal roofing (\$1,289,065 is ineligible due to the \$35/sf roofing cost cap on roof replacements);
- \$638,595 for demolition;
- \$81,658 for roof blocking and carpentry;
- \$158,091 for flashing and sealants;
- \$76,005 for plumbing;
- \$126,435 for HVAC removal and reinstallation;
- and \$72,437 for other associated work.

At the Joseph McAvinnue School, the District has provided a Total Project Budget of \$1,724,916, which includes a construction cost of \$1,123,694. Construction costs include:

- \$681,832 for the installation of five boilers (gas-fired condensing boilers, 850 MBH);
- \$69,458 for demolition;
- \$43,551 for hazardous material abatement;
- \$272,901 for associated HVAC work;
- \$5,117 for associated electrical work;
- and \$50,835 for other associated work.

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:

<b>Project Funding Agreement</b>	<b>B.F. Butler Middle School</b>	<b>Bartlett Community Partnership School</b>	<b>Henry J. Robinson Middle School</b>	<b>John J. Shaughnessy Elementary School</b>	<b>Joseph McAvinnue School</b>
Enrollment	514	494	603	479	428
Total Square Feet	96,572	95,500	99,000	63,918	66,000
Project Budget <sup>1</sup>	\$1,653,867	\$2,408,980	\$2,198,281	\$5,159,044	\$1,663,113
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$287,419	\$199,107	\$217,727	\$1,675,388	\$289,419
Estimated Basis of Total Facilities Grant	\$1,366,448	\$2,209,873	\$1,980,554	\$3,483,656	\$1,373,694
Reimbursement Rate	79.58%	79.58%	79.58%	79.58%	79.58%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$1,087,419	\$1,758,617	\$1,576,125	\$2,772,293	\$1,093,186
Project Contingencies <sup>4</sup>	\$61,404	\$101,286	\$90,775	\$248,849	\$61,803
Potentially eligible owner's and construction contingencies	\$55,822	\$92,078	\$82,523	\$145,152	\$56,185
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures <sup>5</sup>	\$44,423	\$73,276	\$65,672	\$115,512	\$44,712
Total Project Budget	\$1,715,271	\$2,510,266	\$2,289,056	\$5,407,893	\$1,724,916
Maximum Total Facilities Grant <sup>6</sup>	\$1,131,842	\$1,831,893	\$1,641,797	\$2,887,805	\$1,137,898

<sup>1</sup> Does not include Owner's or Construction Contingencies.

<sup>2</sup> Scope exclusions/ineligible costs include roof replacement costs in excess of \$35.00/sf cap for the John J. Shaughnessy School; and soft costs that exceed 20% of the construction budget cap for the B.F. Butler Middle School, Bartlett Community Partnership School, Henry J. Robinson Middle School, John J. Shaughnessy Elementary School, and Joseph McAvinnue School.

<sup>3</sup> 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.

<sup>4</sup> Includes eligible and ineligible Owner's and Construction Contingency.

<sup>5</sup> 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."

<sup>6</sup> 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.