

District: City of Fitchburg  
 School Name: Arthur M. Longsjø Middle School  
 Recommended Category: Project Funding Agreement  
 Date: August 23, 2023

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Fitchburg for a boiler replacement project at the Arthur M. Longsjø Middle School.

<b>District Info</b>	
District Name	City of Fitchburg
Elementary Schools	South Street Early Learning Center (PK-K) Crocker Elementary School (1-5) McKay Elementary School (1-5) Reingold Elementary (1-5)
Middle School	Arthur M. Longsjø Middle School (6-8) Memorial Middle School (6-8)
High School	Fitchburg High School (9-12) Goodrich Academy (9-12)
Priority School Name	Arthur M. Longsjø Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1937
Existing Square Footage	194,495
Additions	N/A
Building Issues	Boilers
2022-2023 Enrollment	588

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	October 26, 2022
Project Funding Agreement Authorization	On August 30, 2023, Board agenda
Reimbursement Rate	80.00%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	P3 Inc.
Designer	IMEG Consultant Corp.

**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, IMEG Consultants Corp. recommends boiler replacements at the Fitchburg Arthur M. Longsho Middle School. The Designer has confirmed that the boiler replacements 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 \$ 2,149,149, which includes a construction cost of \$1,748,501. Construction costs include:

- \$988,846 for the installation of three boilers (gas-fired steam boilers, 98HP each);
- \$305,575 for associated boiler demolition and hazardous material abatement;
- \$129,089 for associated HVAC work;
- \$317,927 for associated electrical work (\$271,576 for generator ineligible for reimbursement);
- and \$7,064 for other associated boiler work.

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

<b>Project Funding Agreement</b>	
Enrollment: 588	District’s Proposed
Total Square Feet: 194,495	Project Budget
Project Budget <sup>1</sup>	\$2,052,981
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$280,671
Estimated Basis of Total Facilities Grant	\$1,772,310
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$1,417,848
Project Contingencies <sup>4</sup>	\$96,168
Potentially Eligible Owner’s and Construction Contingencies	\$73,846
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures <sup>5</sup>	\$59,077
Total Project Budget	\$2,149,149
Maximum Total Facilities Grant <sup>6</sup>	\$1,476,925

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

<sup>2</sup> Scope exclusions/ineligible costs include, mark-ups associated with new generator, HVAC and Electrical work associated with the new generator, and soft costs that exceed 20% of the construction budget cap.

<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.*