

District: Town of Mansfield
 School Name: Harold L. Qualters 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 Town of Mansfield for a boiler replacement project at the Harold L. Qualters Middle School.

District Info	
District Name	Town of Mansfield
Elementary Schools	Roland Green School (PK) Everett W. Robinson (K-2) Jordan/Jackson Elementary (3-5)
Middle School	Harold L. Qualters (6-8)
High School	Mansfield High (9-12, SP)
Priority School Name	Harold L. Qualters School
Type of School	Middle School
Grades Served	6-8
Year Opened	1953
Existing Square Footage	151,182
Additions	1999 – expansion and renovation 2006 – 4 modular classrooms
Building Issues	Boilers
2022-2023 Enrollment	790

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 26, 2022
Project Funding Agreement Authorization	On August 30, 2023 Board agenda
Reimbursement Rate	52.89%

Consultants	
Owner’s Project Manager (the “OPM”)	Architectural Consulting Group, LLC
Designer	Shekar & Associates, 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, Shekar & Associates, Inc., recommends boiler replacement at the Harold L. Qualters Middle 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 \$3,968,800, which includes a construction cost of \$3,180,377. Construction costs include:

- \$2,059,112 for the installation of six boilers (gas-fired boilers, 2513 MBH each);
- \$239,154 for associated boiler demolition and hazardous material abatement;
- \$135,546 for hot water tank replacement work;
- \$148,519 for associated HVAC work;
- \$268,154 for associated electrical work;
- \$183,426 for other associated work;
- and \$146,466 for associated compliance upgrades.

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:

Project Funding Agreement	
Enrollment: 790	District’s Proposed
Total Square Feet: 151,182	Project Budget
Project Budget ¹	\$3,792,877
Scope Exclusions/Ineligible Costs ²	\$0
Estimated Basis of Total Facilities Grant	\$3,792,877
Reimbursement Rate	52.89%
Estimated Maximum Total Facilities Grant ³	\$2,006,053
Project Contingencies ⁴	\$175,923
Potentially Eligible Owner’s and Construction Contingencies	\$174,921
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures ⁵	\$92,516
Total Project Budget	\$3,968,800
Maximum Total Facilities Grant ⁶	\$2,098,569

¹ Does not include Owner’s or Construction Contingencies.

² There are no scope exclusions/ineligible costs.

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.