

District: City of Boston
 School Name: John Marshall 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 City of Boston for a window/door replacement project at the John Marshall Elementary School.

The City of Boston was also invited into the Accelerated Repair Program for a boiler replacement project at the Charles Sumner Elementary School, a boiler replacement project at the East Boston High School, a boiler replacement project at the Hugh Roe O'Donnell Elementary School, a boiler replacement at the Maurice J. Tobin K-8 School, and a roof replacement project at the William E. Russell Elementary School. The five schools received Board authorization for a Project Funding Agreement at the April 10, 2018 Board of Directors Meeting. Staff is recommending that the City of Boston be authorized for a window/door replacement project at the John Marshall Elementary School to be combined with the previously approved five schools within the same Project Funding Agreement.

District Info	
District Name	City of Boston
Early Childhood Centers	1 (PK) 4 (PK-1) 1 (PK-2) 2 (K-3)
K-12 Facilities	1 (PK-12) 1 (1-12)
Elementary Schools	40 (PK-5) 1 (PK-6) 19 (PK-8) 5 (K-5) 2 (K-8) 1 (2-6)
Middle Schools	1 (3-8) 1 (4-8) 8 (6-8) 1 (6-9)
Middle/High Schools	3 (6-12) 3 (7-12)
High Schools	22 (9-12)
Priority School Name	John Marshall Elementary School
Type of School	Elementary School
Grades Served	PK-8
Year Opened	1972
Existing Square Footage	141,091

Additions	N/A
Building Issues	Windows/Doors
2017-2018 Enrollment	739

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	65.47%

Consultants	
Owner’s Project Manager (the “OPM”)	The Vertex Companies, Inc.
Designer	S/L/A/M Collaborative, 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, S/L/A/M Collaborative, Inc., recommends a window/door replacement at the John Marshall Elementary School. The Designer has confirmed that the window/door 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 \$5,429,304, which includes a construction cost of \$4,458,029. Construction costs include:

- \$1,240,339 (\$234.34/sf) for aluminum windows;
- \$198,087 for aluminum storefront windows;
- \$1,161,665 for hazardous material abatement;
- \$113,132 for blocking and other carpentry;
- \$276,403 for composite wall panels;
- \$159,200 for flashing and joint sealants;
- \$219,238 for security screens;
- \$152,027 for doors, frames, and hardware;
- \$137,351 for the greenhouse panel system and motor system replacement (\$45,090 for motor system replacement ineligible for reimbursement);
- \$198,397 for louvers and vents;
- \$96,096 for new window shades;
- \$110,381 for the HVAC disconnect and reconnect of unit ventilators (\$22,198 for replaced piping ineligible for reimbursement);
- \$65,450 for the electrical disconnect and reconnect of unit ventilators;
- And \$330,263 for other associated window work (\$13,819 for concrete cleaning ineligible for reimbursement).

Project Funding Agreement	
Enrollment: 739	District's Proposed
Total Square Feet: 141,091	Project Budget
Project Budget ¹	\$4,961,211
Scope Exclusions/Ineligible Costs ²	\$81,107
Estimated Basis of Total Facilities Grant	\$4,880,104
Reimbursement Rate	65.47%
Estimated Maximum Total Facilities Grant ³	\$3,195,004
Project contingencies ⁴	\$468,093
Potentially eligible owner's and construction contingencies	\$240,731
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$157,607
Total Project Budget	\$5,429,304
Maximum Total Facilities Grant ⁶	\$3,352,611

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include concrete cleaning, work associated with a motorized greenhouse, work associated with replacing piping, and mark ups on excluded construction 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. Scope exclusions/ineligible costs include construction contingency in excess of the 5% construction budget cap.

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 \$3,195,004; however, the District may be eligible for up to an additional \$157,607 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 \$3,352,611 for the Project Funding Agreement for a window/door replacement project at the John Marshall Elementary School.