

District: City of Boston
 School Name: Donald McKay K-8 School
 James Otis Elementary School
 John D. O’Bryant School of Mathematics and Science
 Josiah Quincy Elementary School
 Patrick Lyndon K-8 School
 Rafael Hernandez K-8 School
 Recommended Category: Project Funding Agreement
 Date: June 19, 2019

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Boston for a boiler replacement project at the Donald McKay K-8 School, a window/door replacement project at the James Otis Elementary School, a partial window/door replacement project at the John D. O’Bryant School of Mathematics and Science, a boiler replacement project at the Josiah Quincy Elementary School, a boiler replacement project at the Patrick Lyndon K-8 School, and a boiler replacement project at the Rafael Hernandez K-8 School.

At the June 27, 2018 Board of Directors Meeting, the City of Boston was also invited into the Accelerated Repair Program for a roof replacement project at the Snowden International School at Copley. The City of Boston will seek authorization to remove the Statement of Interest for the Snowden International School at Copley from the Accelerated Repair Program at the June 26, 2019 Board of Directors Meeting.

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)

Please see attached Table (1) for **School Information**.

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 27, 2018
Project Funding Agreement Authorization	On June 26, 2019 Board agenda
Reimbursement Rate	61.89%

Consultants	
Owner’s Project Manager (the “OPM”)	NV5
Designer	CSS Architects, 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, CSS Architects, Inc., recommends a boiler replacement project at the Donald McKay K-8 School, a window/door replacement project at the James Otis Elementary School, a partial window/door replacement project at the John D. O’Bryant School of Mathematics and Science, a boiler replacement project at the Josiah Quincy Elementary School, a boiler replacement project at the Patrick Lyndon K-8 School, and a boiler replacement project at the Rafael Hernandez K-8 School. The Designer has confirmed that the boiler and window/door replacements 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 Donald McKay K-8 School, the District has provided a Total Project Budget of \$1,684,845, which includes a construction cost of \$1,260,188. Construction costs include:

- \$716,323 for the installation of two cast iron boilers;
- \$73,161 for demolition;
- \$72,747 for hazardous material abatement;
- \$40,369 for concrete painting and prep work;
- \$86,521 for new piping;
- \$169,416 for boiler HVAC work;
- \$48,727 for new electrical connections;
- And \$52,924 for other associated boiler replacement work.

At the James Otis Elementary School, the District has provided a Total Project Budget of \$2,864,269, which includes a construction cost of \$2,183,743. Construction costs include:

- \$1,000,668 (\$229.30/sq. ft.) for the installation of aluminum windows;
- \$38,177 for storefront windows;
- \$239,823 for hazardous material abatement;

- \$95,173 for masonry and mortar;
- \$127,342 for blocking and trim;
- \$51,739 for sealants at new windows and doors;
- \$38,437 for doors and hardware;
- \$187,050 for security screens;
- \$58,921 for roller shades;
- \$21,835 for new card reader panel & equipment;
- \$204,773 for accessibility upgrades;
- And \$119,805 for other associated window/door replacement work.

At the John D. O'Bryant School of Mathematics and Science, the District has provided a Total Project Budget of \$1,984,255, which includes a construction cost of \$1,519,283. Construction costs include:

- \$842,876 (\$250.71/sq. ft.) for the installation of aluminum windows;
- \$123,067 for storefront windows;
- \$319,511 for hazardous material abatement;
- \$10,874 for concrete window surround repairs;
- \$62,870 for sealants at new windows and doors;
- \$79,559 for doors and hardware;
- \$50,294 for roller shades;
- \$13,774 for new card reader panel & equipment;
- And \$16,458 for other associated window/door replacement work.

At the Josiah Quincy Elementary School, the District has provided a Total Project Budget of \$2,171,553, which includes a construction cost of \$1,637,122. Due to areas determined to be ineligible such as the Pool, Health Clinic, and Health Center spaces, an exclusion of \$128,435 has been applied proportionally across the items below. Construction costs include:

- \$1,141,930 for the installation of two cast iron boilers;
- \$103,564 for demolition;
- \$19,512 for painting;
- \$42,254 for new piping;
- \$173,504 for boiler HVAC work;
- \$114,841 for new electrical connections;
- \$35,177 for accessibility upgrades;
- And \$6,340 for other associated boiler replacement work.

At the Patrick Lyndon K-8 School, the District has provided a Total Project Budget of \$1,956,051, which includes a construction cost of \$1,482,480. Construction costs include:

- \$797,602 for the installation of two cast iron boilers;
- \$101,576 for demolition;
- \$113,602 for hazardous material abatement;
- \$72,131 for painting guardrails and concrete floor;
- \$33,571 for new hot water heater, valves and fittings;

- \$64,274 for new piping;
- \$177,332 for boiler HVAC work;
- \$39,457 for new electrical connections;
- \$23,001 for accessibility upgrades;
- And \$59,934 for other associated boiler replacement work.

At the Rafael Hernandez K-8 School, the District has provided a Total Project Budget of \$1,440,672, which includes a construction cost of \$1,070,887. Construction costs include:

- \$536,024 for the installation of two cast iron boilers;
- \$133,121 for demolition;
- \$55,318 for painting;
- \$90,844 for new piping;
- \$155,661 for boiler HVAC work;
- \$75,467 for new electrical connections;
- \$12,224 for accessibility upgrades;
- And \$12,228 for other associated boiler replacement work.

Please see attached Table (2) for **Project Funding Agreement Information**.

MSBA staff recommends a combined Estimated Maximum Total Facilities Grant of \$6,740,016; however, the District may be eligible for up to an additional \$288,538 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 combined Maximum Total Facilities Grant of \$7,028,553 for a boiler replacement project at the Donald McKay K-8 School, a window/door replacement project at the James Otis Elementary School, a partial window/door replacement project at the John D. O'Bryant School of Mathematics and Science, a boiler replacement project at the Josiah Quincy Elementary School, a boiler replacement project at the Patrick Lyndon K-8 School, and a boiler replacement project at the Rafael Hernandez K-8 School.

Table 1: School Information

School Info						
School Name	Donald McKay K-8 School	James Otis Elementary School	John D. O'Bryant School of Mathematics and Science	Josiah Quincy Elementary School	Patrick Lyndon K-8 School	Rafael Hernandez K-8 School
Type of School	Elementary	Elementary	Middle-High	Elementary	Elementary	Elementary
Grades Served	PK-8	PK-5	7-12	PK-5	PK-8	PK-8
Year Opened	1926	1905	1977	1976	1919	1923
Existing Square Footage	79,082	35,100	197,943	212,079	93,374	64,313
Additions	N/A	N/A	N/A	N/A	N/A	N/A
Building Issues	Boilers	Windows/ Doors	Partial Windows/ Doors	Boilers	Boilers	Boilers
2018-2019 Enrollment	811	393	1,535	803	619	399

Table 2: Project Funding Agreement Information

Project Funding Agreement	Donald McKay K-8 School	James Otis Elementary School	John D. O'Bryant School of Mathematics and Science	Josiah Quincy Elementary School	Patrick Lyndon K-8 School	Rafael Hernandez K-8 School	District's Total Proposed Budget
Enrollment	811	393	1,535	803	619	399	
Total Square Feet	79,082	35,100	197,943	212,079	93,374	64,313	
Project Budget ¹	\$1,550,525	\$2,624,058	\$1,817,133	\$1,996,977	\$1,798,011	\$1,326,568	\$11,113,272
Scope Exclusions/Ineligible Costs ²	\$31,998	\$0	\$0	\$179,010	\$11,623	\$327	\$222,958
Estimated Basis of Total Facilities Grant	\$1,518,527	\$2,624,058	\$1,817,133	\$1,817,967	\$1,786,388	\$1,326,241	\$10,890,314
Reimbursement Rate	61.89%	61.89%	61.89%	61.89%	61.89%	61.89%	61.89%
Estimated Maximum Total Facilities Grant ³	\$939,816	\$1,624,029	\$1,124,624	\$1,125,140	\$1,105,596	\$820,811	\$6,740,016
Project Contingencies ⁴	\$134,320	\$240,211	\$167,122	\$174,576	\$158,040	\$114,104	\$988,373
Potentially Eligible Owner's and Construction Contingencies	\$63,009	\$116,540	\$83,560	\$75,434	\$74,124	\$53,544	\$466,211
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures ⁵	\$38,996	\$72,127	\$51,715	\$46,686	\$45,875	\$33,138	\$288,538
Total Project Budget	\$1,684,845	\$2,864,269	\$1,984,255	\$2,171,553	\$1,956,051	\$1,440,672	\$12,101,645
Maximum Total Facilities Grant ⁶	\$978,812	\$1,696,156	\$1,176,339	\$1,171,826	\$1,151,471	\$853,949	\$7,028,553

¹ Does not include Owner's or Construction Contingencies.

² Scope exclusions/ineligible costs include soft costs that exceed 20% of the construction budget cap, as well as costs associated with ineligible square footage at the Josiah Quincy Elementary School.

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.