

District: City of Lowell
 School Name: Frederic T. Greenhalge Elementary School
 James S. Daley Middle School
 Rogers Early Learning Center
 S. Christa McAuliffe Elementary School
 Recommended Category: Project Funding Agreement
 Date: February 6, 2020

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 Frederic T. Greenhalge Elementary School, a boiler replacement project at the James S. Daley Middle School, a boiler replacement project at the Rogers Early Learning Center, and a boiler replacement project at the S. Christa McAuliffe Elementary School.

District Info	
District Name	City of Lowell
Elementary Schools	1 (PK) 10 (PK-4) 2 (PK-8) 1 (PK-12) 2 (K-5) 1 (K-7) 1 (2-7)
Middle Schools	5 (5-8) 1 (6-8)
High Schools	3 (9-12)

School Info				
School Name	Frederic T. Greenhalge Elementary School	James S. Daley Middle School	Rogers Early Learning Center	S. Christa McAuliffe Elementary School
Type of School	Elementary School	Middle School	Elementary School	Elementary School
Grades Served	PK-4	5-8	K-7	PK-4
Year Opened	1994	1956	1994	1992
Existing Square Footage	66,000	111,800	112,000	63,600
Additions	N/A	N/A	N/A	N/A
Building Issues	Boilers	Boilers	Boilers	Boilers
2018-2019 Enrollment	502	695	738	506

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 26, 2019
Project Funding Agreement Authorization	On February 13, 2020 Board agenda
Reimbursement Rate	78.95%

Consultants	
Owner's Project Manager (the "OPM")	LeftField, LLC
Designer	CGKV 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, CGKV Architects, Inc., recommends a boiler replacement project at the Frederic T. Greenhalge Elementary School, a boiler replacement project at the James S. Daley Middle School, a boiler replacement project at the Rogers Early Learning Center, and a boiler replacement project at the S. Christa McAuliffe Elementary School. The Designer has confirmed that the boiler 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 Frederic T. Greenhalge Elementary School, the District has provided a Total Project Budget of \$1,479,485, which includes a construction cost of \$1,061,678. Construction costs include:

- \$502,370 for the installation of three 900 MBH, gas fired boilers;
- \$308,667 for demolition, abatement and associated boiler work;
- \$245,105 for accessibility upgrades;
- and \$5,536 for permitting (ineligible for reimbursement).

At the James S. Daley Middle School, the District has provided a Total Project Budget of \$1,880,962, which includes a construction cost of \$1,384,510. Construction costs include:

- \$719,271 for the installation of three 2,700 MBH, gas fired boilers;
- \$379,040 for demolition, abatement and associated boiler work;
- \$280,294 for accessibility upgrades;
- and \$5,905 for permitting (ineligible for reimbursement).

At the Rogers Early Learning Center, the District has provided a Total Project Budget of \$2,135,646, which includes a construction cost of \$1,591,274. Construction costs include:

- \$1,072,785 for the installation of three 3,540 MBH, gas fired boilers;
- \$461,013 for the demolition, abatement and associated boiler work;
- \$48,249 for accessibility upgrades;
- and \$9,227 for permitting (ineligible for reimbursement).

At the S. Christa McAuliffe Elementary School, the District has provided a Total Project Budget of \$1,498,147, which includes a construction cost of \$1,052,109. Construction costs include:

- \$678,063 for the installation of three 900 MBH, gas fired boilers;
- \$330,040 for demolition and associated boiler work;
- \$36,625 for accessibility upgrades;
- and \$7,381 for permitting (ineligible for reimbursement).

Project Funding Agreement	Frederic T. Greenhalge Elementary School	James S. Daley Middle School	Rogers Early Learning Center	S. Christa McAuliffe Elementary School	District's Total Proposed Budget
Enrollment	502	695	738	506	
Total Square Feet	66,000	111,800	112,000	63,600	
Project Budget ¹	\$1,352,083	\$1,714,821	\$1,944,694	\$1,371,894	\$6,383,492
Scope Exclusions/Ineligible Costs ²	\$40,660	\$53,602	\$38,328	\$71,942	\$204,532
Estimated Basis of Total Facilities Grant	\$1,311,423	\$1,661,219	\$1,906,366	\$1,299,952	\$6,178,960
Reimbursement Rate	78.95%	78.95%	78.95%	78.95%	78.95%
Estimated Maximum Total Facilities Grant ³	\$1,035,368	\$1,311,532	\$1,505,076	\$1,026,312	\$4,878,288
Project Contingencies ⁴	\$127,402	\$166,141	\$190,952	\$126,253	\$610,748
Potentially eligible owner's and construction contingencies	\$52,807	\$68,930	\$79,102	\$52,236	\$253,075
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures ⁵	\$41,691	\$54,420	\$62,451	\$41,240	\$199,802
Total Project Budget	\$1,479,485	\$1,880,962	\$2,135,646	\$1,498,147	\$6,994,240
Maximum Total Facilities Grant ⁶	\$1,077,059	\$1,365,952	\$1,567,527	\$1,067,552	\$5,078,090

¹ Does not include Owner's or Construction Contingencies.

² Scope exclusions/ineligible costs include permitting and soft costs that exceed 20% of the construction budget cap.

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.

MSBA staff recommends a combined Estimated Maximum Total Facilities Grant of \$4,878,288; however, the District may be eligible for up to an additional \$199,802 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 \$5,078,090 for a boiler replacement project at the Frederic T. Greenhalge Elementary School, a boiler replacement project at the James S. Daley Middle School, a boiler replacement project at the Rogers Early Learning Center, and a boiler replacement project at the S. Christa McAuliffe Elementary School.