

District: Town of Southborough
 School Name: Mary E. Finn 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 Town of Southborough for a boiler replacement project at the Mary E. Finn Elementary School.

District Info	
District Name	Town of Southborough
Elementary Schools	Mary E. Finn Elementary School (PK-1) Albert S. Woodward Memorial School (2-3) Margaret A. Neary School (4-5)
Middle School	P. Brent Trottier School (6-8)
High School	N/A – Regionalized at high school level
Priority School Name	Mary E. Finn School
Type of School	Elementary School
Grades Served	PK-1
Year Opened	1964
Existing Square Footage	70,954
Additions	2000
Building Issues	Boiler
2018-2019 Enrollment	326

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	36.89%

Consultants	
Owner’s Project Manager (the “OPM”)	Hill International, Inc.
Designer	CSS Architects, 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, CSS Architects, recommends boiler replacements at the Mary E. Finn Elementary School. The Designer has confirmed that the boilers 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 \$1,155,908, which includes a construction cost of \$736,495. Construction costs include:

- \$535,221 for installation of two boilers (3,567 MBH, oil fired);
- \$22,753 for boiler demolition;
- \$85,441 for plumbing;
- \$52,935 for electrical work;
- and \$40,145 for associated boiler costs.

Project Funding Agreement	
Enrollment: 326	District's Proposed
Total Square Feet: 70,954	Project Budget
Project Budget ¹	\$1,045,433
Scope Exclusions/Ineligible Costs ²	\$55,256
Estimated Basis of Total Facilities Grant	\$990,177
Reimbursement Rate	36.89%
Estimated Maximum Total Facilities Grant ³	\$365,276
Project Contingencies ⁴	\$110,475
Potentially Eligible Owner's and Construction Contingencies	\$36,825
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures ⁵	\$13,585
Total Project Budget	\$1,155,908
Maximum Total Facilities Grant ⁶	\$378,861

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.

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 an Estimated Maximum Total Facilities Grant of \$365,276; however, the District may be eligible for up to an additional \$13,585 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 \$378,861 for the Project Funding Agreement for the boiler replacement project at the Mary E. Finn Elementary School.