

District: Town of Kingston
 School Name: Kingston Elementary School
 Recommended Category: Project Funding Agreement
 Date: April 8, 2020

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Kingston for a partial boiler replacement project at the Kingston Elementary School. The partial boiler replacement is limited to the rooftop heating units for the gymnasium and kitchen described as Boiler Section 1 in the Statement of Interest

District Info	
District Name	Town of Kingston
Elementary Schools	Kingston Elementary School (K-2) Kingston Intermediate School (3-6)
Middle School	N/A
High School	N/A
Priority School Name	Kingston Elementary School
Type of School	Elementary School
Grades Served	K-2
Year Opened	1950
Existing Square Footage	95,462
Additions	1959 Addition 1974 Addition
Building Issues	Boilers
2019-2020 Enrollment	456

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 26, 2019
Project Funding Agreement Authorization	On April 15, 2020 Board agenda
Reimbursement Rate	53.53%

Consultants	
Owner’s Project Manager (the “OPM”)	exPERTcon, Inc.
Designer	Architectural Engineers, 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, Architectural Engineers, Inc., recommends a rooftop heating unit replacement at the Kingston Elementary School. The Designer has confirmed that the rooftop heating unit replacement project 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 \$937,414, which includes a construction cost of 670,198. Construction costs include:

- \$485,334 for the installation of two indirect gas fired rooftop heating units (1,560 total MBH);
- \$146,898 for demolition, abatement and associated work;
- \$30,373 for miscellaneous interior finishes;
- and \$7,593 for permits and fees (ineligible for reimbursement).

Project Funding Agreement	
Enrollment: 456	District's Proposed
Total Square Feet: 95,462	Project Budget
Project Budget ¹	\$900,553
Scope Exclusions/Ineligible Costs ²	\$7,593
Estimated Basis of Total Facilities Grant	\$892,960
Reimbursement Rate	53.53%
Estimated Maximum Total Facilities Grant ³	\$478,001
Project Contingencies ⁴	\$36,861
Potentially Eligible Owner's and Construction Contingencies	\$36,443
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures ⁵	\$19,508
Total Project Budget	\$937,414
Maximum Total Facilities Grant ⁶	\$497,509

¹ Does not include Owner's or Construction Contingencies.

² Scope exclusions/ineligible costs include permits and fees.

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 \$478,001; however, the District may be eligible for up to an additional \$19,508 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 \$497,509 for the Project Funding Agreement for a partial boiler replacement project limited to the rooftop heating units for the gymnasium and kitchen described as Boiler Section 1 in the Statement of Interest for the Kingston Elementary School.