

District: City of Lowell  
 School Name: Dr. Gertrude Bailey Elementary School  
 James F. Sullivan Middle 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 City of Lowell for a partial roof and boiler replacement project at the Dr. Gertrude Bailey Elementary School, and a roof and boiler replacement project at the James F. Sullivan Middle School.

The City of Lowell received Project Funding Agreement authorization at the February 13, 2020 Board of Directors meeting 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. The six Schools in Lowell received invitations to the Accelerated Repair Program at the June 26, 2019 Board of Directors Meeting.

<b>District Info</b>	
District Name	City of Lowell
Elementary School(s)	1 (PK) 10 (PK-4) 2 (PK-8) 1 (PK-12) 2 (K-5) 1 (K-7) 1 (2-7)
Middle School(s)	5 (5-8) 1 (6-8)
High School(s)	3 (9-12)

<b>School Info</b>		
School Name	Dr. Gertrude Bailey Elementary School	James F. Sullivan Middle School
Type of School	Elementary School	Middle School
Grades Served	K-4	5-8
Year Opened	1992	1992
Total Building Square Footage	60,000	108,576
Additions	N/A	N/A
Building Issues	Roof Boilers	Roof Boilers
2019-2020 Enrollment	489	676

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	June 26, 2019
Project Funding Agreement Authorization	On April 15, 2020 Board agenda
Reimbursement Rate	78.95%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Leftfield, LLC
Designer	CGKV Architects, Inc.

**Discussion**

The OPM and Designer conducted a feasibility analysis of the facilities and developed Schematic Designs including proposed scopes of work, schedules, and estimated budgets. The District’s Designer, CGKV Architects, Inc., recommends a partial roof and boiler replacement project at the Dr. Gertrude Bailey Elementary School and a roof and boiler replacement project at the James F. Sullivan Middle School. The Designer has confirmed that the roof and 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 with the District and its consultants.

For the Dr. Gertrude Bailey Elementary School, the District has provided a Total Project Budget of \$2,688,012, which includes a construction cost of \$2,035,313. Construction costs include:

- \$489,953 for the installation of three 1,440 MBH, gas fired boilers;
- \$250,453 for demolition, abatement and associated boiler work;
- and \$4,744 for permitting (ineligible for reimbursement).
  
- \$811,518 (\$30.51/sf) for the installation of a polyvinyl chloride (“PVC”) roof;
- \$286,973 for demolition, abatement, and other associated roof replacement work;
- \$32,683 for roof access door and dome skylight replacement as well as miscellaneous interior finish work;
- \$61,143 for roof drainage;
- and \$24,397 for the replacement of exhaust fans (ineligible for reimbursement).
  
- \$72,771 for accessibility upgrades;
- and \$678 for permitting (ineligible for reimbursement).

For the James F. Sullivan Middle School, the District has provided a Total Project Budget of \$3,741,552, which includes a construction cost of \$2,864,451. Construction costs include:

- \$788,097 for the installation of three 1,440 MBH, gas fired boilers;
- \$261,552 for demolition, abatement and associated boiler work;
- and \$6,069 for permitting (ineligible for reimbursement).
  
- \$1,368,799 (\$27.98/sf) for the installation of a polyvinyl chloride (“PVC”) roof;
- \$292,781 for demolition, abatement, and other associated roof replacement work;
- \$44,705 for roof access door and dome skylight replacement as well as miscellaneous interior finish work;
- \$88,422 for roof drainage;
- and \$14,026 for the replacement of exhaust fans (ineligible for reimbursement).

<b>Project Funding Agreement</b>	<b>Dr. Gertrude Bailey Elementary School</b>	<b>James F. Sullivan Middle School</b>	<b>District’s Total Proposed Budget</b>
Enrollment	489	676	
Total Square Feet	60,000	108,576	
Project Budget <sup>1</sup>	\$2,482,898	\$3,397,852	\$5,880,750
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$66,278	\$20,094	\$86,372
Estimated Basis of Total Facilities Grant	\$2,416,620	\$3,377,758	\$5,794,378
Reimbursement Rate	78.95%	78.95%	78.95%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$1,907,921	\$2,666,740	\$4,574,661
<b>Project Contingencies<sup>4</sup></b>			
Project Contingencies <sup>4</sup>	\$205,114	\$343,700	\$548,814
Potentially Eligible Owner’s and Construction Contingencies	\$100,275	\$156,440	\$256,715
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures <sup>5</sup>	\$79,167	\$123,509	\$202,676
<b>Total Project Budget</b>			
Total Project Budget	\$2,688,012	\$3,741,552	\$6,429,564
Maximum Total Facilities Grant <sup>6</sup>	\$1,987,088	\$2,790,249	\$4,777,337

<sup>1</sup> Does not include Owner’s or Construction Contingencies.

<sup>2</sup> Scope exclusions/ineligible costs include permitting, replacement of exhaust fans and soft costs that exceed 20% of the construction budget cap.

<sup>3</sup> 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.

<sup>4</sup> Includes eligible and ineligible Owner’s and Construction Contingency.

<sup>5</sup> 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.”

<sup>6</sup> 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 \$4,574,661; however, the District may be eligible for up to an additional \$202,676 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 \$4,777,337 for a partial roof and boiler replacement project at the Dr. Gertrude Bailey Elementary School, and a roof and boiler replacement project at the James F. Sullivan Middle School.