

District: Town of Northbridge  
 School Name: Northbridge 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 Town of Northbridge for a boiler replacement project at the Northbridge Middle School.

<b>District Info</b>	
District Name	Town of Northbridge
Elementary Schools	Northbridge Elementary School (PK-1) W. Edward Balmer School (2-4)
Middle School	Northbridge Middle School (5-8)
High School	Northbridge High School (9-12)
Priority School Name	Northbridge Middle School
Type of School	Middle School
Grades Served	5-8
Year Opened	1905
Existing Square Footage	176,924
Additions	1927, 1955, 1986
Building Issues	Boiler
2019-2020 Enrollment	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	58.58%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Architectural Consulting Group, LLC
Designer	Habeeb & Associates 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, Habeeb & Associates Architects, Inc., recommends boiler replacements at the Northbridge Middle 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 \$2,958,891, which includes a construction cost of \$2,386,509. Construction costs include:

- \$1,571,674 for installation of four boilers (3,000 MBH, steam boilers);
- \$169,477 for boiler demolition;
- \$460,931 for plumbing;
- \$87,299 for electrical work;
- \$43,929 for ADA work;
- and \$53,199 for associated boiler costs.

<b>Project Funding Agreement</b>	
Enrollment: 676	District's Proposed
Total Square Feet: 176,924	Project Budget
Project Budget <sup>1</sup>	\$2,827,633
Scope Exclusions/Ineligible Costs	\$0
Estimated Basis of Total Facilities Grant	\$2,827,633
Reimbursement Rate	58.58%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$1,656,427
Project Contingencies <sup>3</sup>	\$131,258
Potentially Eligible Owner's and Construction Contingencies	\$131,258
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures <sup>4</sup>	\$76,891
Total Project Budget	\$2,958,891
Maximum Total Facilities Grant <sup>5</sup>	\$1,733,318

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

<sup>2</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>3</sup> Includes eligible Owner's and Construction Contingency.

<sup>4</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>5</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 \$1,656,427; however, the District may be eligible for up to an additional \$76,891 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 \$1,733,318 for the Project Funding Agreement for the boiler replacement project at the Northbridge Middle School.