

District: City of Salem
 School Name: Bentley Academy
 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 Salem for a boiler replacement project at the Bentley Academy.

District Info	
District Name	City of Salem
Elementary Schools	Bates Elementary School (K-5) Bentley Academy Charter School (K-5) Carlton Innovation School (K-5) Horace Mann Laboratory School (K-5) Witchcraft Heights Elementary School (K-5) Kindergarten Class at the Salem Early Childhood Center (K-5) Saltonstall School (K-8)
Middle School	Collins Middle School (6-8)
High School	Salem High School (9-12) New Liberty Innovation School (11-12) Salem Prep High School (9-12)
Priority School Name	Bentley Academy
Type of School	Elementary School
Grades Served	K-5
Year Opened	1962
Existing Square Footage	89,592
Additions	1990 Addition
Building Issues	Boilers
2019-2020 Enrollment	332

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	75.37%

Consultants	
Owner’s Project Manager (the “OPM”)	NETCO Construction Project Managers, Inc.
Designer	Johnson Roberts Associates, 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, Johnson Roberts Associates, Inc., recommends a boiler replacement at the Bentley Academy. The Designer has confirmed that the boiler replacement 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 \$1,563,011, which includes a construction cost of \$1,182,344. Construction costs include:

- \$863,118 for the installation of two 1,750 MBH gas fired condensing boilers;
- \$94,246 for demolition;
- \$10,787 for new concrete pads and patchwork;
- \$35,947 for power equipment and circuitry;
- \$124,738 for a new gas water heater;
- and \$53,508 for other associated boiler replacement work.

Project Funding Agreement	
Enrollment: 332	District’s Proposed
Total Square Feet: 89,592	Project Budget
Project Budget ¹	\$1,432,954
Scope Exclusions/Ineligible Costs ²	\$0
Estimated Basis of Total Facilities Grant	\$1,432,954
Reimbursement Rate	75.37%
Estimated Maximum Total Facilities Grant ³	\$1,080,017
Project Contingencies ⁴	\$130,057
Potentially Eligible Owner’s and Construction Contingencies	\$64,419
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures ⁵	\$48,553
Total Project Budget	\$1,563,011
Maximum Total Facilities Grant ⁶	\$1,128,570

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 1,080,017; however, the District may be eligible for up to an additional \$48,553 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 \$1,128,570 for the Project Funding Agreement for a boiler replacement project at the Bentley Academy.