

District: City of Boston  
 School Name: Curley K-8 School  
 Mary K. Lyon School  
 William McKinley School  
 Recommended Category: Project Funding Agreement  
 Date: June 17, 2020

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Boston for a partial roof replacement project at the Curley K-8 School, a boiler replacement project at the Mary K. Lyon School, and a roof replacement project at the William McKinley School.

<b>District Info</b>	
District Name	City of Boston
Early Childhood Centers	1 (PK) 4 (PK-1) 1 (PK-2) 2 (K-3)
K-12 Facilities	1 (PK-12) 1 (1-12)
Elementary Schools	40 (PK-5) 1 (PK-6) 19 (PK-8) 5 (K-5) 2 (K-8) 1 (2-6)
Middle Schools	1 (3-8) 1 (4-8) 8 (6-8) 1 (6-9)
Middle/High Schools	3 (6-12) 3 (7-12)
High Schools	22 (9-12)

<b>School Info</b>			
School Name	Curley K-8 School	Mary K. Lyon School	William McKinley School
Type of School	Elementary-Middle School	High School	Elementary, Middle and High School
Grades Served	K-8	9-12	K-12
Year Opened	1970	1925	1959

Total Building Square Footage	34,445	47,314	78,258
Additions	Limited renovations in the 1990s and recently new windows	Renovations in the 1990s to the roof, elevator, floors, and windows; 1999 partial masonry restoration	NA
Building Issues	Partial Roof	Boilers	Roof
2019-2020 Enrollment	959	132	319

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	June 26, 2019
Project Funding Agreement Authorization	On June 24, 2020 Board agenda
Reimbursement Rate	62.52%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	NETCO Construction Project Managers, Inc.
Designer	Raymond Design Associates, Inc.

**Discussion**

The OPM and Designer conducted a feasibility analysis of each facility and developed Schematic Designs including proposed scopes of work, schedules, and estimated budgets. The District’s Designer, Raymond Design, recommends a partial roof replacement project at the Curley K-8 School, a boiler replacement project at the Mary Lyon School, and a roof replacement project at the William McKinley School. The Designer has confirmed that the boiler and roof work 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 for the projects with the District and its consultants.

At the Curley K-8 School, the District has provided a Total Project Budget of \$1,674,845 which includes a construction cost of \$1,225,365. Construction costs include:

- \$775,668 (\$41.86/sf) for a 3-ply built-up roof (\$127,188 ineligible costs due to \$35.00/sf cap);
- \$104,744 for demolition;
- \$102,495 for new brick veneer and window sills at roof line;
- \$32,097 for wood blocking;
- \$69,022 for removal and reinstallation of roof drains;
- \$93,885 for removal and reinstallation of cooling tower and exhaust fan;
- and \$47,454 for other associated roof replacement work.

At the Mary K. Lyon School, the District has provided a Total Project Budget of \$1,942,102 which includes a construction cost of \$1,467,992. Construction costs include:

- \$1,130,132 for the installation of two gas fired 3600 MBH boilers (\$43,658 ineligible costs associated with COVID-19 general requirements);
- \$170,741 for demolition and abatement;
- \$46,228 for new electric water heater, equipment wiring, and other electrical work;
- \$70,381 for natural gas pipe with fittings and hangers;
- and \$50,510 for other associated boiler replacement work.

At the William McKinley School, the District has provided a Total Project Budget of \$3,433,660, which includes a construction cost of \$2,637,473. Construction costs include:

- \$1,696,796 (\$39.27/sf) for a 3-ply built-up roof (\$184,691 ineligible costs due to \$35.00/sf cap);
- \$428,110 for demolition and abatement;
- \$120,477 for brick veneer and windows at roof line;
- \$118,977 for wood blocking;
- \$80,226 for removal and installation of roof drains;
- \$89,908 for removal and reinstallation of exhaust fans;
- \$20,859 for miscellaneous electrical work;
- and \$82,120 for other associated roof replacement work.

The District proposed three deduct alternates for the William McKinley School for the following scope of work. The District may consider the deduct alternates if the construction bids come in higher than the estimated Construction Budget shown in the Total Project Budget.

- \$536,581 for an ethylene propylene diene terpolymer (“EPDM”) roof
- \$476,961 a polyvinyl chloride (“PVC”) roof
- \$506,770 for a thermoplastic polyolefin (“TPO”) roof

<b>Project Funding Agreement</b>	Curley K-8 School	Mary K. Lyon School	William McKinley School	District's Total Proposed Budget
Enrollment	959	132	319	
Total Square Feet	34,445	47,314	78,258	

Project Budget <sup>1</sup>	\$1,540,055	\$1,780,622	\$3,143,538	\$6,464,215
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$186,387	\$64,299	\$187,936	\$438,552
Estimated Basis of Total Facilities Grant	\$1,353,668	\$1,716,323	\$2,955,602	\$6,025,593
Reimbursement Rate	62.52%	62.52%	62.52%	62.52%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$846,313	\$1,073,045	\$1,847,842	\$3,767,200
Project Contingencies <sup>4</sup>	\$134,790	\$161,480	\$290,122	\$586,392
Potentially Eligible Owner's and Construction Contingencies	\$54,928	\$71,217	\$122,639	\$248,784
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures <sup>5</sup>	\$34,341	\$44,525	\$76,674	\$155,590
Total Project Budget	\$1,674,845	\$1,942,102	\$3,433,660	\$7,050,607
Maximum Total Facilities Grant <sup>6</sup>	\$880,654	\$1,117,570	\$1,924,516	\$3,922,740

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

<sup>2</sup> Scope exclusions/ineligible costs include roof costs over the square foot cap, general requirements associated with COVID-19, and soft costs exceeding 20% of the budget.

<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 a combined Estimated Maximum Total Facilities Grant of \$3,767,200; however, the District may be eligible for up to an additional \$155,590 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 combined Maximum Total Facilities Grant of \$3,922,740 for a partial roof replacement project at the Curley K-8 School, a boiler replacement project at the Mary K. Lyon School, and a roof replacement project at the William McKinley School.