

District: Town of Weymouth  
 School Name: Ralph Talbot Primary 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 Town of Weymouth for a boiler replacement project at the Ralph Talbot Primary School.

<b>District Info</b>	
District Name	Town of Weymouth
Elementary Schools	1 School (PK) 8 Schools (K-4)
Middle School	Abigail Adams Middle School (5-6) Maria Weston Chapman Middle School (7-8)
High School	Weymouth High School (9-12)
Priority School Name	Ralph Talbot Primary School
Type of School	Elementary School
Grades Served	K-4
Year Opened	1955
Existing Square Footage	34,650
Additions	N/A
Building Issues	Boiler
2019-2020 Enrollment	245

<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	56.26%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Colliers International
Designer	Shekar & 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, Shekar & Associates, recommends a boiler replacement project at the Ralph Talbot Primary School. The Designer has confirmed that the scope of work 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 \$1,275,396, which includes a construction cost of \$774,466. Construction costs include:

- \$462,912 for 2 boilers (gas fired, 2250 MBH each);
- \$90,410 for demo and abatement;
- \$101,939 for coordination, testing, and balancing;
- \$25,570 for accessibility upgrades;
- and \$93,635 in associated boiler replacement costs.

<b>Project Funding Agreement</b>	
Enrollment: 245	District's Proposed
Total Square Feet: 34,650	Project Budget
Project Budget <sup>1</sup>	\$1,187,949
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$159,611
Estimated Basis of Total Facilities Grant	\$1,028,338
Reimbursement Rate	56.26%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$578,543
Project Contingencies <sup>4</sup>	\$87,447
Potentially Eligible Owner's and Construction Contingencies	\$38,723
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures <sup>5</sup>	\$21,786
Total Project Budget	\$1,275,396
Maximum Total Facilities Grant <sup>6</sup>	\$600,329

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

<sup>2</sup> Scope exclusions/ineligible costs include legal fees 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 \$578,543; however, the District may be eligible for up to an additional \$21,786 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 \$600,329 for the Project Funding Agreement for a boiler replacement project at the Ralph Talbot Primary School.