

District: City of Revere  
 School Name: Abraham Lincoln School  
 Recommended Category: Project Funding Agreement  
 Date: December 8, 2021

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Revere for a window/door replacement project at the Abraham Lincoln School.

The City of Revere received an invitation to the Accelerated Repair Program at the December 16, 2020 Board of Directors meeting for a potential window/door replacement project at the Abraham Lincoln School and a potential boiler replacement project at the Beachmont Veterans Memorial School. At the October 27, 2021 Board of Directors meeting, the City of Revere was authorized to enter into a Project Funding Agreement for the Beachmont Veterans Memorial School. The Abraham Lincoln School will enter into the same Project Funding Agreement with the Beachmont Veterans Memorial School.

<b>District Info</b>	
District Name	City of Revere
Elementary Schools	A.C. Whelan Elementary School (K-5) Abraham Lincoln School (PK-5) Beachmont Veterans Memorial School (PK-5) Garfield Elementary School (PK-5) Paul Revere (K-5) Staff Sergeant James J. Hill Elementary School (K-5)
Middle School	Garfield Middle School (6-8) Rumney Marsh Academy (6-8) Susan B. Anthony Middle School (6-8)
High School	Revere High School (9-12) Seacoast School (9-12)
Priority School Name	Abraham Lincoln School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1966
Existing Square Footage	87,017
Additions	N/A
Building Issues	Windows/Doors
2020-2021 Enrollment	537

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	December 16, 2020
Project Funding Agreement Authorization	On December 15, 2021 Board agenda
Reimbursement Rate	76.00%

<b>Consultants</b>	
Owner's Project Manager (the "OPM")	PMA Consultants, LLC
Designer	CGKV 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, CGKV Architects, Inc., recommends window/door replacement at the Abraham Lincoln School. The Designer has confirmed that the window/door 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 \$3,639,790, which includes a construction cost of \$2,961,778. Construction costs include:

- \$1,473,022 (\$243.72/sf) for aluminum window system and associated demolition;
- \$187,641 (\$152.55/sf) for aluminum entry storefront and associated demolition;
- \$106,504 for miscellaneous demolition;
- \$147,275 for hazardous material abatement;
- \$257,586 for concrete, carpentry, and miscellaneous metals;
- \$148,204 for sealants and adhered Air Vapor Barrier;
- \$227,484 for door demolition, installation and hardware;
- \$153,272 for aluminum louver blinds, painting, flooring and ceiling;
- \$100,448 for fin tube removal, ductwork and condensate lines;
- \$82,277 for electrical door controls, video surveillance and door stoop;
- \$5,525 for new fin tube radiation (ineligible for reimbursement);
- and \$72,540 for accessibility compliance upgrades.

<b>Project Funding Agreement</b>	
Enrollment: 537	District's Proposed
Total Square Feet: 87,017	Project Budget
Project Budget <sup>1</sup>	\$3,476,892
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$5,525
Estimated Basis of Total Facilities Grant	\$3,471,367
Reimbursement Rate	76.00%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$2,638,239
Project Contingencies <sup>4</sup>	\$162,898
Potentially Eligible Owner's and Construction Contingencies	\$162,594
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures <sup>5</sup>	\$123,571

Total Project Budget	\$3,639,790
Maximum Total Facilities Grant <sup>6</sup>	\$2,761,810

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

<sup>2</sup> Scope exclusions/ineligible costs include costs associated with new fin tube radiation.

<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 \$2,638,239; however, the District may be eligible for up to an additional \$123,571 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 \$2,761,810 for the Project Funding Agreement for a window/door replacement project at the Abraham Lincoln School.