

District: City of Boston  
 School Name: Boston Day and Evening Academy  
 Dr. William W. Henderson K-12 Inclusion Upper School  
 Rafael Hernandez K-8 School  
 William E. Russell Elementary School  
 Recommended Category: Project Funding Agreement  
 Date: December 14, 2022

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Boston for a window and door replacement project at the Boston Day and Evening Academy, a boiler replacement project at the Dr. William W. Henderson K-12 Inclusion Upper School, a window and door replacement project at the Rafael Hernandez K-8 School, and a boiler replacement project replacement project at the William E. Russell Elementary School.

<b>District Info</b>	
District Name	City of Boston
Elementary School(s)	7 Schools (Early Learners) 40 Schools (K-5) 33 Schools (K-8)
Middle School(s)	6 Schools (6-8)
High School(s)	6 Schools (K-12 Special Education) 4 Schools (6-12) 3 Schools (7-12) 20 Schools (9-12) 5 Alternative Schools (9-12)

<b>School Info</b>				
School Name	Boston Day and Evening Academy	Dr. William W. Henderson K-12 Inclusion Upper School	Rafael Hernandez K-8 School	William E. Russell Elementary School
Type of School	High School	High School	Elementary School	Elementary School
Grades Served	9-12	2-12	PK-8	PK-5
Year Opened	1929	1932	1923	1903
Existing Square Footage	55,351	97,130	64,313	53,585
Additions	N/A	N/A	N/A	N/A
Building Issues	Windows/Doors	Boilers	Windows/Doors	Boilers
2021-2022 Enrollment	405	718	424	366

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	October 27, 2021
Project Funding Agreement Authorization	On December 21, 2022, Board agenda
Reimbursement Rate	60.42%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Anser Advisory, LLC
Designer	Habeeb & Associates Architects, Inc.

**Discussion**

At the October 27, 2021 Board of Directors meeting, the City of Boston received invitation to the Accelerated Repair Program for four potential projects, including a potential partial boiler replacement project at the Dr. William W. Henderson K-12 Inclusion Upper School based on the information provided in their Statement of Interest. At the time of invitation, staff understood the building to have two distinct and separate heating systems resulting in the invitation of Boiler Section 1 and not Boiler Section 2. Following review of the Schematic Design submission, staff understand that Boiler Section 1 is the only boiler section in the building. The existence of only Boiler Section 1 was memorialized in the 2022 Statement of Interest for the Dr. William W. Henderson K-12 Inclusion Upper School, which received invitation for a roof replacement project at the October 26, 2022 Board of Directors meeting. Consequently, the recommendation is for a boiler replacement project based on the confirmed Boiler Section 1.

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, Habeeb & Associates Architects, Inc., recommends a window and door replacement project at the Boston Day and Evening Academy, a boiler replacement project at the Dr. William W. Henderson K-12 Inclusion Upper School, a window and door replacement project at the Rafael Hernandez K-8 School, and a boiler replacement project replacement project at the William E. Russell Elementary School. The Designer has confirmed that the window and door replacement projects and the boiler replacement projects 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 Boston Day and Evening Academy, the District has provided a Total Project Budget of \$7,286,315, which includes a construction cost of \$5,705,084. Construction costs include:

- \$3,313,333 (\$358.16/sf) for aluminum window systems and associated demolition;
- \$377,981 for miscellaneous demolition and hazardous material abatement;
- \$160,207 for exterior door installation and associated demolition;

- \$247,644 for carpentry and woodwork;
- \$283,245 for waterproofing, damp proofing, and caulking;
- \$300,465 for masonry and lintels;
- \$345,948 for gypsum board assemblies and painting;
- \$192,238 for roller shades;
- \$91,586 for metal grates at windows;
- \$368,155 for other associated window and door replacement work;
- and \$24,282 for accessibility compliance upgrades.

At the Dr. William W. Henderson K-12 Inclusion Upper School, the District has provided a Total Project Budget of \$4,527,987, which includes a construction cost of \$3,505,625. Construction costs include:

- \$2,513,355 for the installation of four boilers (gas fired, 5,555 MBH each);
- \$323,211 for associated boiler demolition and hazardous material abatement;
- \$273,657 for miscellaneous HVAC work;
- \$16,597 for concrete pads
- \$15,680 for louvers;
- \$61,065 for painting and specialties;
- \$14,792 for fire protection;
- \$69,524 for plumbing;
- \$195,351 for electrical;
- \$2,958 for electrical fees and permits (ineligible for reimbursement);
- \$11,077 for other associated boiler work;
- and \$8,358 for accessibility compliance upgrades.

At the Rafael Hernandez K-8 School, the District has provided a Total Project Budget of \$6,420,016, which includes a construction cost of \$4,686,782. Construction costs include:

- \$2,510,906 (\$387.49/sf) for aluminum window systems and associated demolition;
- \$391,827 for miscellaneous demolition and hazardous material abatement;
- \$92,108 for exterior door installation and associated demolition;
- \$304,800 for carpentry and woodwork;
- \$336,161 for waterproofing, damp proofing, and caulking;
- \$320,845 for gypsum board assemblies and painting;
- \$134,293 for roller shades;
- \$14,277 for metal grates at windows;
- \$380,739 for other associated window and door replacement work;
- and \$200,826 for accessibility compliance upgrades.

At the William E. Russell Elementary School, the District has provided a Total Project Budget of \$4,346,228, which includes a construction cost of \$3,234,828. Construction costs include:

- \$1,985,776 for the installation of three boilers (gas fired, 3,663 MBH each);

- \$455,312 for associated boiler demolition and hazardous material abatement;
- \$273,472 for miscellaneous HVAC work;
- \$41,225 for concrete pads;
- \$43,194 for fresh air areaway and louvers;
- \$100,018 for painting and specialties;
- \$14,782 for fire protection;
- \$54,694 for plumbing;
- \$175,868 for electrical;
- \$2,956 for electrical fees and permits (ineligible for reimbursement);
- \$18,424 for other associated boiler work;
- and \$69,107 for accessibility compliance upgrades.

MSBA staff recommends the Estimated Total Facilities Grants and the Maximum Total Facilities Grants set forth in the table below, subject to MSBA approval and audit:

<b>Project Funding Agreement</b>	Boston Day and Evening Academy	Dr. William W. Henderson K-12 Inclusion Upper School	Rafael Hernandez K-8 School	William E. Russell Elementary School
Enrollment	405	718	424	366
Total Square Feet	55,351	97,130	64,313	53,585
Project Budget <sup>1</sup>	\$6,588,939	\$4,094,742	\$5,858,398	\$3,949,209
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$0	\$2,958	\$234,260	\$70,963
Estimated Basis of Total Facilities Grant	\$6,588,939	\$4,091,784	\$5,624,138	\$3,878,246
Reimbursement Rate	60.42%	60.42%	60.42%	60.42%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$3,981,037	\$2,472,256	\$3,398,104	\$2,343,236
<b>Project Contingencies<sup>4</sup></b>				
Project Contingencies <sup>4</sup>	\$697,376	\$433,245	\$561,618	\$397,019
Potentially eligible owner's and construction contingencies	\$313,779	\$192,646	\$234,339	\$161,594
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures <sup>5</sup>	\$189,585	\$116,397	\$141,588	\$97,635
<b>Total Project Budget</b>				
Total Project Budget	\$7,286,315	\$4,527,987	\$6,420,016	\$4,346,228
<b>Maximum Total Facilities Grant<sup>6</sup></b>				
Maximum Total Facilities Grant <sup>6</sup>	\$4,170,622	\$2,588,653	\$3,539,692	\$2,440,871

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

<sup>2</sup> Scope exclusions/ineligible costs include electrical fees and permits for boiler work for the Dr. William W. Henderson K-12 Inclusion Upper School, soft costs that exceed 20% of the construction budget cap for the Rafael Hernandez K-8 School, electrical fees and permits for

*boiler work and soft costs that exceed 20% of the construction budget cap for the William E. Russell Elementary School.*

<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.*