

District: Town of Mansfield
 School Name: Mansfield High School
 Recommended Category: Project Funding Agreement
 Date: June 15, 2022

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Mansfield for a boiler replacement project at the Mansfield High School. The Town of Mansfield has requested an additional 60 days beyond the requisite 90 days to receive appropriations for the project. At this time, staff is recommending 150 days for the Town of Mansfield to secure funding for a Project Funding Agreement.

District Info	
District Name	Town of Mansfield
Elementary Schools	Everett W. Robinson (K-2) Jordan/Jackson Elementary School (3-5)
Middle School	Harold L. Qualters Middle School (6-9)
High School	Mansfield High School (9-12)
Priority School Name	Mansfield High School
Type of School	High School
Grades Served	9-12
Year Opened	1967
Existing Square Footage	206,731
Additions	2000 and 2008
Building Issues	Boiler
2021-2022 Enrollment	1,101

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 27, 2021
Project Funding Agreement Authorization	On June 22, 2022 Board agenda
Reimbursement Rate	52.89%

Consultants	
Owner’s Project Manager (the “OPM”)	Hill International Company
Designer	BLW Engineers, 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, BLW Engineers, Inc., recommends a boiler replacement project at the Mansfield High School. 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 \$1,834,380, which includes a construction cost of \$1,425,158. Construction costs include:

- \$886,226 for the installation of three boilers (gas fired, 2,250 MBH each);
- \$102,763 for associated demolition;
- \$30,000 for removal of underground fuel storage tank (ineligible for reimbursement);
- \$159,239 for boiler plumbing;
- \$27,668 for boiler electrical;
- \$153,005 for boiler HVAC;
- \$2,635 for permitting (ineligible for reimbursement);
- and \$63,622 for other associated boiler replacement work.

Project Funding Agreement	
Enrollment: 1,101	District's Proposed
Total Square Feet: 206,731	Project Budget
Project Budget ¹	\$1,747,028
Scope Exclusions/Ineligible Costs ²	\$76,000
Estimated Basis of Total Facilities Grant	\$1,671,028
Reimbursement Rate	52.89%
Estimated Maximum Total Facilities Grant ³	\$883,807
Project Contingencies ⁴	\$87,352
Potentially Eligible Owner's and Construction Contingencies	\$69,626
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures ⁵	\$36,825
Total Project Budget	\$1,834,380
Maximum Total Facilities Grant ⁶	\$920,632

¹ Does not include Owner's or Construction Contingencies.

² Scope exclusions/ineligible costs include removal of underground fuel storage tank, permits, and 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 \$883,807; however, the District may be eligible for up to an additional \$36,825 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 \$920,632 for the Project Funding Agreement for a boiler replacement project at the Mansfield High School.