

District: City of Quincy
 School Name: Francis W. Parker School
 Montclair School
 Wollaston School
 Recommended Category: Project Funding Agreement
 Date: October 18, 2023

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Quincy for a boiler replacement project at the Francis W. Parker School, a partial roof replacement project at the Montclair School, and a partial roof replacement project at the Wollaston School.

At the October 26, 2022 Board of Directors meeting, the City of Quincy received invitation to the Accelerated Repair Program for a potential boiler replacement project at the Francis W. Parker School, a potential roof replacement project at the Montclair School, and a potential roof replacement project at the Wollaston School. Following review of the Schematic Design submissions, the City of Quincy is seeking partial roof replacement for the Montclair School and the Wollaston School. Staff understand only the section identified as roof A of the Montclair School and roof B of the Wollaston School meet the 30 years of service qualified for invitation. For the Montclair School, the City of Quincy is also seeking to replace a portion of roof B, but it does not meet the 30 years of service qualified for invitation. Consequently, the recommendation is for a partial roof replacement project at the Montclair School and a partial roof replacement project at the Wollaston School.

District Info	
District Name	City of Quincy
Elementary Schools	Amelio Della Chiesa Early Childhood Center (PK) Atherton Hough (K-5) Beechwood Knoll Elementary (K-5) Charles A. Bernazzani Elementary (K-5) Clifford H. Marshall Elementary (K-4) Francis W. Parker (K-5) Lincoln-Hancock Community School (K-4) Merrymount (K-5) Montclair (K-5) Snug Harbor Community School (PK-5) Squantum (K-5) Wollaston School (K-5)
Middle Schools	Atlantic Middle School (6-8) Broad Meadows Middle (6-8) Central Middle (6-8) Point Webster Middle (5-8) South West Middle School (5-8)

High Schools	North Quincy High (9-12, SP) Quincy High (9-12)
--------------	--

School Info			
School Name	Francis W. Parker School	Montclair School	Wollaston School
Type of School	Elementary School	Elementary School	Elementary School
Grades Served	K-5	K-5	K-5
Year Opened	1916	1912	1911
Existing Square Footage	51,092	30,200	34,576
Additions	Gymnasium - 1995	Classrooms – 1930 Gymnasium/Cafeteria - 1952	Gymnasium/Cafeteria - 1950s
Building Issues	Boilers	Roof	Roof
2022-2023 Enrollment	319	433	333

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 26, 2022
Project Funding Agreement Authorization	On October 25, 2023 Board agenda
Reimbursement Rate	57.57%

Consultants	
Owner’s Project Manager (the “OPM”)	Anser Advisory
Designer	TSKP Studio, LLC

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, TSKP Studio, LLC, recommends a boiler replacement project at the Francis W. Parker School, a partial roof replacement project at the Montclair School, and a partial roof replacement project at the Wollaston 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 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 Francis W. Parker School, the District has provided a Total Project Budget of \$1,568,629, which includes a construction cost of \$1,086,236. Construction costs include:

- \$729,056 for the installation of four boilers (gas-fired condensing hot water boilers, 1700 MBH, and gas-fired steam boilers, 4764 MBH);
- \$52,899 for associated boiler demolition and hazardous material abatement;
- \$32,666 for hollow metal doors, framing and finishing work;

- \$78,599 for new water heater, piping, insulation, and associated plumbing work;
- \$118,152 for associated controls and HVAC work;
- \$70,781 for associated electrical work;
- and \$4,083 for permits and fees (ineligible for reimbursement).

At the Montclair School, the District has provided a Total Project Budget of \$2,115,518, which includes a construction cost of \$1,524,009. Construction costs include:

- \$396,760 (\$51.39/sf) for the installation of Polyvinyl Chloride (“PVC”) roof (\$126,560 of which is ineligible for exceeding the \$35/sf roofing cost cap);
- \$79,952 (\$49.97/sf) for the installation of Polyvinyl Chloride (“PVC”) roof (Roof B is ineligible due to less than qualifying roof age);
- \$99,998 for roof demolition and hazardous material abatement;
- \$25,061 for roof blocking and carpentry;
- \$12,162 for flashing and sealants;
- \$44,238 for new roof drains, and associated plumbing work;
- \$2,535 for associated electrical work;
- \$64,049 for other associated roof work;
- \$441,639 for work associated with Roof B (Roof B is ineligible due to less than qualifying roof age);
- and \$357,615 for accessibility compliance upgrades.

At the Wollaston School, the District has provided a Total Project Budget of \$1,440,327, which includes a construction cost of \$1,016,703. Construction costs include:

- \$489,705 (\$34.00/sf) for the installation of Polyvinyl Chloride (“PVC”) roof (\$146,705 of which is ineligible for exceeding the \$35/sf roofing cost cap);
- \$122,243 for roof demolition and hazardous material abatement;
- \$1,470 for masonry patching;
- \$70,518 for roof blocking and carpentry;
- \$50,036 for flashing and sealants;
- \$95,847 for new roof drains, vents, pipe connections, and associated plumbing work;
- \$5,070 for electrical work;
- \$99,999 for other associated roof work;
- and \$81,815 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:

Project Funding Agreement	Francis W. Parker School	Montclair School	Wollaston School
Enrollment	319	433	333
Total Square Feet	51,092	30,200	34,576
Project Budget ¹	\$1,405,693	\$1,886,917	\$1,287,822
Scope Exclusions/Ineligible Costs ²	\$73,540	\$761,058	\$167,824
Estimated Basis of Total Facilities Grant	\$1,332,153	\$1,125,859	\$1,119,998
Reimbursement Rate	57.57%	57.57%	57.57%
Estimated Maximum Total Facilities Grant ³	\$766,920	\$648,157	\$644,783
Project Contingencies ⁴	\$162,936	\$228,601	\$152,505
Potentially eligible owner's and construction contingencies	\$54,108	\$43,793	\$43,500
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures ⁵	\$31,150	\$25,212	\$25,043
Total Project Budget	\$1,568,629	\$2,115,518	\$1,440,327
Maximum Total Facilities Grant ⁶	\$798,070	\$673,369	\$669,826

¹ Does not include Owner's or Construction Contingencies.

² Scope exclusions/ineligible costs include cost associated with ineligible OPM contract fees for additional scope beyond the ARP SOI project invitation, markup for ineligible electrical permit fees, and soft costs that exceed 20% of the construction budget cap at the Francis W. Parker School; ineligible OPM contract fees for additional scope beyond the ARP SOI project invitation, direct roof costs in excess of \$35/sf eligible cap, ineligible roof area B due to less than qualifying roof age, and soft costs that exceed 20% of the construction budget cap at the Montclair School; and ineligible OPM contract fees for additional scope beyond the ARP SOI project invitation, direct roof costs in excess of \$35/sf eligible cap and soft costs that exceed 20% of the construction budget cap at the Wollaston School.

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.