District:	Boston
School Names:	Clarence R. Edwards Middle School Excel High School Joseph Lee Elementary School[1] Thomas A. Edison Junior High School Washington Irving Middle School[2]
Recommended Category:	Project Funding Agreement Green Repair Program
Date:	June 8, 2011

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Boston for a boiler replacement project at the Clarence R. Edwards Middle School; roof replacement projects at the Excel High School, the Joseph Lee Elementary School and Washington Irving Middle School; and, a boiler replacement project and roof replacement project at Thomas A. Edison Junior High School.

District Info	
District Name:	Boston
Elementary, Middle and High Schools:	**Please see the attached table for all Boston schools (131 total schools)*

School Info					
School Name:	Clarence R. Edwards Middle School	Excel High School	Joseph Lee Elementary School	Washington Irving Middle School	Thomas A. Edison Junior High School
Type of School:	Middle School	High School	Elementary School	Middle School	Junior High School
Grades Served:	6-8	9-12	PK-5	6-8	K-8
Year Opened:	1932	1901	1971	1936	1932
Total Building Square Footage:	77,645	160,270	153,460	110,377	97,566
Building Issues:	Boilers failing, past service life	Roof failing, past service life	Roof failing, past service life	Roof failing, past service life	Roof and boilers failing, past service life
2010-2011 Enrollment:	534	400	360	576	774

[1] The Board of Directors originally invited the Joseph Lee Elementary School into the Green Repair Program for its roof and boiler. As a result of budget and District priorities, the District requested that it be allowed to remove the boiler portion from the project. Staff are recommending the roof repair only be considered as part of this grant.

[2] The Board of Directors originally invited the Thomas A. Edison Junior High School into the Green Repair Program for its boiler. As a result of this winter's snowstorms, the District requested that it be allowed to include the roof for the Thomas A. Edison Junior High School as well. Staff are recommending the roof repair be considered as part of this grant.

MSBA Votes	
Invited into Green Repair:	November 17, 2010
Project Funding Agreement Authorization:	June 8, 2011

Consultants	
Owner's Project Manager:	Daedalus Projects, Inc.
Designer:	Gale Associates Inc.

The OPM and Designer conducted a feasibility analysis of the facilities and developed a schematic design including a proposed scope of work, schedule and estimated budget. For the Excel High School, Joseph Lee Elementary School, Washington Irving Middle School and the Thomas A. Edison Junior High School, the District's roof system Designer, Gale Associates Inc., recommends completely removing each facility's roof down to the roof decking and replacing it with a 4-Ply built-up roof system. The District's boiler system Designer, BLW Engineers, Inc., recommends completely replacing the original boilers at both the Clarence R. Edwards Middle School and the Thomas A. Edison Junior High School and replacing them with new energy efficient gas fired steam boilers. The Designers have confirmed that the new roofs and boilers will be in compliance with the Green Repair Program sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analysis and proposed schedule provided by the District and have discussed the scope and budget with the District and its consultants.

- The District has provided a total project budget of $1,738,814 for the Clarence R. Edwards Middle School which includes an estimated final construction cost of $1,486,337.
- The District has provided a total project budget of $1,227,180 for the Excel High School which includes an estimated final construction cost of $964,085. Construction costs include $19.67/sf for a 4-Ply built-up roof replacement and associated costs of $334,292 for roof deck repair, roof demolition and roof top masonry repairs.
- The District has provided a total project budget of $2,149,156 for the Joseph Lee Elementary School which includes an estimated final construction cost of $1,887,483. Construction costs include $23.00/sf for a 4-Ply built-up roof replacement and associated costs of $551,426 for roof deck repair, roof demolition and roof top masonry repairs.
- The District has provided a total project budget of $1,400,866 for the Washington Irving Middle School which includes an estimated final construction cost of $1,204,517. Construction costs include $21.16/sf for a 4-Ply built-up roof replacement and associated costs of $430,974 for roof deck repair, roof demolition and roof top masonry repairs.

- The District has provided a total project budget of $3,734,229 for the Thomas A. Edison Junior High School which includes an estimated final construction cost of $3,107,054. Construction costs include $22.03/sf for a 4-Ply built-up roof replacement and associated costs of $1,313,439 for roof demolition and roof top masonry repairs as well as $1,012,532 for boiler replacement.

The basis of the Total Facilities Grant would be $1,738,814 for the Clarence R. Edwards Middle School, $1,227,180 for the Excel High School, $2,149,156 for the Joseph Lee Elementary School, $1,400,866 for the Washington Irving Middle School and $3,734,229 for the Thomas A. Edison Junior High School. The project budget breakdown is shown in the tables below:

School Name:	Clarence R. Edwards Middle School	Excel High School	Joseph Lee Elementary School	Washington Irving Middle School	Thomas A. Edison Junior High School	TOTAL
Project Scope:	Boiler Replacement (77,645 sf)	Roof (32,015 sf) Replacement	Roof (57,569 sf) Replacement	Roof (36,559 sf) Replacement	Roof (35,453 sf) and Boiler (97,566 sf) Replacement	
Total Project Budget:	$1,738,814	$1,227,180	$2,149,156	$1,400,866	$3,734,229	$10,250,245
Total Construction Budget:*	$1,486,337	$964,085	$1,887,483	$1,204,517	$3,107,054	$8,649,476
Basis of Total Facilities Grant:	$1,738,814	$1,227,180	$2,149,156	$1,400,866	$3,734,229	$10,250,245
Reimbursement Rate:	74.06%	74.06%	74.06%	74.06%	74.06%	74.06%
Maximum Total Facilities Grant:	$1,287,766	$908,850	$1,591,665	$1,037,481	$2,765,570	$7,591,332

* Does not include Construction Contingency

MSBA staff recommends a maximum total facilities grant for each project in the amount set forth in the chart above, for a maximum Total Facilities Grant of $7,591,332 for the Project Funding Agreement for the City of Boston. These amounts are subject to adjustment based on the MSBA's audit of project costs incurred by the District.