

**TOWN OF WEYMOUTH**

**IN COUNCIL**

ORDER NO. 20 099

AUGUST 5, 2020

INTRODUCED: MAYOR

**AMENDMENT TO THE APPROPRIATION AMOUNT NECESSARY FOR REPLACING  
THE RALPH TALBOT PRIMARY SCHOOL BOILER SYSTEM ORDER 20 011**

Upon request of his Honor, Mayor Hedlund the Town of Weymouth, through the Weymouth Town Council hereby amends a previous order of the Town Council in the following manner:

The first paragraph of Order 20 011 is hereby amended by striking out the words "One Million Dollars (\$1,000,000.00) and inserting in place thereof the following phrase:-One Million, Three Hundred and Twenty-Four Thousand, and Seven Hundred and Fifty-four Dollars (\$1,324,754.00).

Passed in Council – -August 25, 2020  
Presented to Mayor –August 27, 2020  
A True Copy. Attest:

Approved 8/26/20  
Date

Kathleen A. Deree  
Kathleen A. Deree, Town Clerk

[Signature]  
Mayor

YEAS: Burga, DiFazio, Dwyer, Hackett, Happel, Harrington,  
Haugh, Heffernan, Kiely, Mathews, Molisse

NAYS: Burga, DiFazio, Dwyer, Hackett, Happel, Harrington,  
Haugh, Heffernan, Kiely, Mathews, Molisse

ABSENT: Hackett

Town of Weymouth  
Massachusetts

Robert L. Hedlund  
Mayor

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Weymouth, MA 02189



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2020 AUG - 5 AM 10:49

MEMORANDUM

20 099

TO: TOWN COUNCIL  
FROM: ROBERT L. HEDLUND, MAYOR *Robert Hedlund*  
SUBJECT: AMENDMENT TO THE APPROPRIATION AMOUNT  
NECESSARY FOR REPLACING THE RALPH TALBOT PRIMARY  
SCHOOL BOILER SYSTEM, ORDER 20 011  
DATE: AUGUST 5, 2020

I submit the following measure for consideration and action by Town Council:

"That the Town of Weymouth, through Town Council with the approval of the Mayor, hereby amends a previous order of the Town Council in the following manner: The first paragraph of Order 20 011 of the Town of Weymouth is hereby amended by striking out the words "One Million Dollars (\$1,000,000.00)" and inserting in place thereof the following phrase:- "One Million, Three Hundred and Twenty-Four Thousand, and Seven Hundred and Fifty-Four Dollars (\$1,324,754)".

This measure requires legal notice, a public hearing, and a two-thirds vote.

Referral Dte. 8/16 PH Dte. 8/25 7:35  
Comm. Referral B/M TC Vote \_\_\_\_\_  
Comm. Vote \_\_\_\_\_ TC Vote Dte. \_\_\_\_\_  
Comm. Vote Dte. \_\_\_\_\_

**TOWN OF WEYMOUTH  
IN COUNCIL**

ORDER NO. 20 011

JANUARY 16, 2020

INTRODUCED: MAYOR

**BORROWING FOR COSTS ASSOCIATED WITH THE REPLACING THE RALPH TALBOT  
PRIMARY SCHOOL'S BOILER SYSTEM**

Upon request of his Honor, Mayor Hedlund, the Town of Weymouth, through the Weymouth Town Council approved the following:

ORDERED: that the Town appropriates the amount of One Million Dollars (\$1,000,000.00) for the purpose of paying costs of the complete removal and replacement of the Ralph Talbot Primary School's original boiler system located at 277 Ralph Talbot Street, South Weymouth, Massachusetts 02190, which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, said sum to be expended under the direction of the Town of Weymouth Construction Steering Committee, and to meet said appropriation of the Town of Weymouth's Chief Financial Officer, with the approval of the Mayor, is authorized to borrow said sum under M.G.L Chapter 44, or any other enabling authority, and that the Town of Weymouth acknowledges that the Massachusetts School Building Authority ("MSBA") grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any Project costs the Town of Weymouth incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town of Weymouth; provided that any grant that the Town of Weymouth may receive from the MSBA for the Project shall not exceed the lesser of (1) Fifty Six point Two Six Percent (56.26%) of eligible, approved Project costs, as determined by the MSBA, or (2) the total grant amount determined by the MSBA; and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the Town of Weymouth and the MSBA.

Any premium received upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with M.G.L. c. 44, ss20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount."

Passed in Council -- February 18, 2020  
Presented to Mayor -- February 19, 2020  
A True Copy. Attest:

  
Kathleen A. Deree, Town Clerk

Approved 2/20/20  
Date

  
Mayor

YEAS: Burga, DiFazio, Hackett, Happel, Harrington, Haugh,  
Heffernan, Kiely, Mathews, Molisse

NAYS: Burga, DiFazio, Hackett, Happel, Harrington, Haugh,  
Heffernan, Kiely, Mathews, Molisse

## Total Project Budget

Town of Weymouth  
 Ralph Talbot Primary School

6/17/2020

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Basis of Estimated Total Facilities Grant or Otherwise Ineligible	Basis of Estimated Total Facilities Grant <sup>1</sup>	Estimated Maximum Total Facilities Grant <sup>1</sup>
<b>Feasibility Study Agreement</b>				
<i>OPM Feasibility Study</i>	\$15,000	\$0	\$15,000	
<i>A&amp;E Feasibility Study</i>	\$30,000	\$0	\$30,000	
<i>Env. &amp; Site</i>	\$7,000	\$0	\$7,000	
<i>Other</i>	\$0	\$0	\$0	
<b>Feasibility Study Agreement Subtotal</b>	<b>\$52,000</b>	<b>\$0</b>	<b>\$52,000</b>	<b>\$29,255</b>
<b>Administration</b>				
<b>Legal Fees</b>	\$2,500	\$2,500	\$0	\$0
<b>Owner's Project Manager</b>				
<i>Design Development</i>	\$0	\$0	\$0	
<i>Construction Contract Documents</i>	\$19,803	\$0	\$19,803	
<i>Bidding</i>	\$17,525	\$0	\$17,525	
<i>Construction Contract Administration</i>	\$196,871	\$0	\$196,871	
<i>Closeout</i>	\$44,142	\$0	\$44,142	
<i>Extra Services</i>	\$0	\$0	\$0	
<i>Reimbursable &amp; Other Services</i>	\$0	\$0	\$0	
<i>Cost Estimates</i>	\$0	\$0	\$0	
<i>Advertising</i>	\$1,000	\$0	\$1,000	
<i>Permitting</i>	\$0	\$0	\$0	
<i>Owner's Insurance</i>	\$0	\$0	\$0	
<i>Other Administrative Costs</i>	\$500	\$0	\$500	
<b>Administration Subtotal</b>	<b>\$282,341</b>	<b>\$2,500</b>	<b>\$279,841</b>	<b>\$157,439</b>
<b>Architecture and Engineering</b>				
<b>Basic Services</b>				
<i>Design Development</i>	\$0	\$0	\$0	
<i>Construction Contract Documents</i>	\$63,750	\$0	\$63,750	
<i>Bidding</i>	\$4,250	\$0	\$4,250	
<i>Construction Contract Administration</i>	\$14,875	\$0	\$14,875	
<i>Closeout</i>	\$2,125	\$0	\$2,125	
<i>Other Basic Services</i>	\$0	\$0	\$0	
<b>Basic Services Subtotal</b>	<b>\$85,000</b>	<b>\$0</b>	<b>\$85,000</b>	
<b>Reimbursable Services</b>				
<i>Construction testing</i>	\$0	\$0	\$0	
<i>Printing (over minimum)</i>	\$500	\$0	\$500	
<i>Other Reimbursable Costs</i>	\$500	\$0	\$500	
<i>Hazardous Materials</i>	\$25,000	\$0	\$25,000	
<i>Geotech &amp; Geo-Env.</i>	\$0	\$0	\$0	
<i>Site Survey</i>	\$0	\$0	\$0	
<i>Wetlands</i>	\$0	\$0	\$0	
<i>Traffic Studies</i>	\$0	\$0	\$0	
<b>Architectural/Engineering Subtotal</b>	<b>\$111,000</b>	<b>\$0</b>	<b>\$111,000</b>	<b>\$62,449</b>
<b>CM &amp; Risk Preconstruction Services</b>				
<b>Pre-Construction Services</b>	\$0	\$0	\$0	\$0
<b>Site Acquisition</b>				
<i>Land/Building Purchase</i>	\$0	\$0	\$0	
<i>Appraisal Fees</i>	\$0	\$0	\$0	
<i>Recording fees</i>	\$0	\$0	\$0	
<b>Site Acquisition Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Construction Costs</b>				
<b>Construction Budget</b>	\$0	\$0		
<b>GMP Fee</b>	\$0	\$0		
<b>GMP Insurance</b>	\$0	\$0		
<b>GMP Contingency</b>	\$0	\$0		
<b>Division 1 - General Requirements</b>	\$247,212	\$0		
<b>Division 2 - Existing Conditions</b>	\$13,405	\$0		
<b>Division 3 - Concrete</b>	\$2,300	\$0		
<b>Division 4 - Masonry</b>	\$2,000	\$0		
<b>Division 5 - Metals</b>	\$0	\$0		
<b>Division 6 - Woods, Plastics and Composites</b>	\$0	\$0		
<b>Division 7 - Thermal and Moisture Protection</b>	\$8,605	\$0		
<b>Division 8 - Openings</b>	\$10,062	\$0		
<b>Division 9 - Finishes</b>	\$0	\$0		

## Total Project Budget

Town of Weymouth  
Ralph Talbot Primary School

6/17/2020

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Basis of Estimated Total Facilities Grant or Otherwise Ineligible	Basis of Estimated Total Facilities Grant <sup>1</sup>	Estimated Maximum Total Facilities Grant <sup>1</sup>
Division 10 - Specialties	\$2,383	\$0		
Division 11 - Equipment	\$0	\$0		
Division 12 - Furnishings	\$0	\$0		
Division 13 - Special Construction	\$0	\$0		
Division 14 - Conveying Systems	\$0	\$0		
Division 21 - Fire Suppression	\$0	\$0		
Division 22 - Plumbing	\$57,996	\$0		
Division 23 - HVAC	\$396,812	\$0		
Division 25 - Integrated Automation	\$0	\$0		
Division 26 - Electrical	\$33,691	\$0		
Division 27 - Communications	\$0	\$0		
Division 28 - Electronic Safety and Security	\$0	\$0		
Division 31 - Earthwork	\$0	\$0		
Division 32 - Exterior Improvements	\$0	\$0		
Division 33 - Utilities	\$0	\$0		
<b>Construction Budget</b>	<b>\$774,466</b>	<b>\$0</b>	<b>\$774,466</b>	<b>\$435,715</b>
<b>Alternates</b>				
	\$0	\$0	\$0	
	\$0	\$0	\$0	
	\$0	\$0	\$0	
<b>Alternates Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Miscellaneous Project Costs</b>				
Utility company Fees	\$0	\$0	\$0	
Testing Services	\$15,000	\$0	\$15,000	
Swing Space/Modulars	\$0	\$0	\$0	
Other Project Costs (Mailing & Moving)	\$2,500	\$0	\$2,500	
<b>Misc. Project Costs Subtotal</b>	<b>\$17,500</b>	<b>\$0</b>	<b>\$17,500</b>	<b>\$9,846</b>
<b>Furnishings and Equipment</b>				
Furnishings	\$0	\$0	\$0	
Equipment	\$0	\$0	\$0	
Computer Equipment	\$0	\$0	\$0	
<b>FF&amp;E Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Soft Costs that exceed 20% of Const'n Cost		\$206,469	-\$206,469	
<b>Project Budget</b>	<b>\$1,237,307</b>	<b>\$208,969</b>	<b>\$1,028,338</b>	<b>\$578,543</b>

Board Authorization	
Project Budget	\$1,237,307
Scope Items Excluded or Otherwise Ineligible	-\$208,969
Basis of Estimated Total Facilities Grant <sup>1</sup>	\$1,028,338
Reimbursement Rate	56.26%
Estimated Maximum Total Facilities Grant <sup>1</sup>	\$578,543

Total Construction Contingency <sup>2</sup>	\$77,447
Total Owner's Contingency	\$10,000
Potentially Eligible Construction Contingency	\$38,091
Potentially Eligible Owner's Contingency	\$0
Total Potentially Eligible Contingency <sup>2</sup>	\$38,091
Reimbursement Rate	56.26%
Potential Additional Contingency Grant Funds <sup>2</sup>	\$21,430
Maximum Total Facilities Grant	\$599,973
Total Project Budget	\$1,324,754

This document was prepared by the MSBA based on a preliminary review of information and estimates provided by the Owner's Project Manager of the Town of Weymouth for the Ralph Talbot School project. Based on this preliminary review, certain budget, cost and scope items have been determined to be ineligible for reimbursement, however, this document does not contain a final, exhaustive list of all budget, cost and scope items which may be ineligible for reimbursement by the MSBA. Nor is it intended to be a final determination of which budget, cost and scope items may be eligible for reimbursement. The estimated maximum facilities grant established for the Project Funding Agreement does not include any potentially eligible contingency funds and is subject to review and audit by the MSBA. At the time of PFA Bid Amendment, the Estimated Maximum Facilities Grant and the Maximum Total Facilities Grant will be adjusted to account for any budget revision requests submitted and approved by the MSBA at the time of establishing the