

District: City of Worcester
 School Name: Columbus Park Preparatory Academy
 Tatnuck Magnet School
 Worcester Arts Magnet School
 Recommended Category: Project Funding Agreement
 Date: November 13, 2013

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Worcester for (1) a window and boiler replacement project at the Columbus Park Preparatory Academy; (2) a window replacement project at the Tatnuck Magnet School; and (3) a window replacement project at the Worcester Arts Magnet School. At the June 5, 2013 Board of Directors Meeting, the Worcester East Middle School was also invited into the Accelerated Repair Program for a potential roof, window, and boiler replacement project. The Worcester East Middle School will require Board authorization for a Project Funding Agreement at a later time.

District Info	
District Name	City of Worcester
Elementary School(s)	23 (PK-6), 10 (K-6)
Middle School(s)	4 (7-8)
Middle/High School(s)	3 (7-12)
High School(s)	5 (9-12)

School Info			
School Name	Columbus Park Preparatory Academy	Tatnuck Magnet School	Worcester Arts Magnet School
Type of School	Elementary School	Elementary School	Elementary School
Grades Served	PK-6	K-6	PK-6
Year Opened	1913	1909	1961
Total Building Square Footage	56,774	42,384	56,657
Building Issues	Windows/Boiler	Windows	Windows
2012-2013 Enrollment	414	426	375

MSBA Votes	
Invitation to Feasibility Study	June 5, 2013
Project Funding Agreement Authorization	On November 20, 2013 Board agenda.
Reimbursement Rate	78.95%

Consultants	
Owner's Project Manager	Architectural Consulting Group, LLC
Designer	S/L/A/M Collaborative

Discussion

The OPM and Designer conducted a feasibility analysis of the facilities and developed schematic designs including proposed scopes of work, schedules, and estimated budgets. The District’s Designer, SLAM Collaborative, recommends a window/door and boiler replacement project at the Columbus Park Preparatory Academy; a window/door replacement project at the Tatnuck Magnet School; and a window/door replacement project at the Worcester Arts Magnet School. The Designer also recommends code required accessibility upgrades at all three of the facilities. The Designer confirmed that all window/door, boiler, and associated work at each of the schools will be in compliance with the MSBA’s sustainability requirements.

MSBA staff reviewed the consultants’ existing conditions analysis and proposed schedule provided by the District and have discussed the scopes and budgets with the District and its consultants. The District has provided a combined Total Project Budget of \$5,706,698 which includes a combined total construction cost of \$4,651,820. Construction costs include:

- Columbus Park Preparatory Academy
 - \$117/sf for windows and demolition
 - \$280,024 for abatement and associated work
 - \$164,207 for boiler replacement
- Tatnuck Magnet School
 - \$128/sf for windows demolition
 - \$179,215 for abatement and associated work
- Worcester Arts Magnet School
 - \$121/sf for windows and demolition
 - \$224,019 for abatement and associated work

Code-required accessibility upgrades totaling \$184,232 will be installed at all three of the facilities.

Project Funding Agreement	Columbus Park Preparatory Academy	Tatnuck Magnet School	Worcester Arts Magnet School	District’s Total Proposed Budget
Enrollment	414	426	375	
Total Square Feet	56,774	42,384	56,657	
Project Budget ¹	\$1,946,555	\$1,913,900	\$1,508,137	\$5,368,592
Scope Exclusions/Ineligible Costs ²	\$29,906	\$17,098	\$13,430	\$60,434
Estimated Basis of Total Facilities Grant	\$1,916,649	\$1,896,802	\$1,494,707	\$5,308,158
Reimbursement Rate	78.95%	78.95%	78.95%	78.95%
Estimated Maximum Total Facilities Grant ³	\$1,513,194	\$1,497,525	\$1,180,071	\$4,190,790
Total owner’s and construction contingencies	\$118,680	\$124,296	\$95,130	\$338,106

Potentially eligible owner's and construction contingencies ²	\$87,198	\$90,233	\$69,495	\$246,926
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$68,843	\$71,239	\$54,866	\$194,948
Total Project Budget	\$2,065,235	\$2,038,196	\$1,603,267	\$5,706,698
Maximum Total Facilities Grant ⁴	\$1,582,037	\$1,568,764	\$1,234,937	\$4,385,738

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include consultant costs in excess of the 20% soft cost cap at the Columbus Park Preparatory Academy. At the Columbus Park Preparatory Academy, Tatnuck Magnet School, and the Worcester Arts Magnet School, the scope exclusions/ineligible costs include permit fees and costs associated with mailing and moving.

³ Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review, approval, and audit.

⁴ Includes maximum possible owner's and construction contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in its sole discretion. 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 a combined Estimated Maximum Total Facilities Grant of \$4,190,790 for the three projects; however, the District may be eligible for up to an additional \$194,948 in grant funds, subject to the MSBA's review, approval, and audit of the District's owner's and construction contingency expenditures. Accordingly, staff recommends a combined total Maximum Total Facilities Grant of \$4,385,738 for the Project Funding Agreements for a window/door and boiler replacement project at the Columbus Park Preparatory Academy; a window/door replacement project at the Tatnuck Magnet School; and a window/door replacement project at the Worcester Arts Magnet School.