

District: City of Worcester
 School Name: Chandler Magnet School
 Dr. James Caradonio New Citizens Center School
 Jacob Hiatt Magnet School
 Lake View School
 May Street School
 Recommended Category: Project Funding Agreement
 Date: January 23, 2013

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Worcester for a window and door replacement at the Chandler Magnet School; a window, door, and boiler replacement at the Dr. James Caradonio New Citizens Center School; a boiler replacement at the Jacob Hiatt Magnet School; a window and door replacement at the Lake View School; and a window and door replacement at the May Street School.

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)	2 (7-12)
High School(s)	5 (9-12)

School Info					
School Name	Chandler Magnet School	Dr. James Caradonio New Citizens Center School	Jacob Hiatt Magnet School	Lake View School	May Street School
Type of School	Elementary School	Elementary School - High School	Elementary School	Elementary School	Elementary School
Grades Served	PK-6	3-12	PK-6	K-6	K-6
Year Opened	1953	1963	1990	1922	1927
Total Building Square Footage	102,000	21,685	52,000	27,918	35,912
Building Issues	Windows	Windows & Boiler	Boiler	Windows	Windows
2010-2011 Enrollment	452	127	479	300	324

MSBA Votes	
Invitation to Feasibility Study	June 6, 2012
Project Funding Agreement Authorization	On January 30, 2013 Board agenda
Reimbursement Rate	80.00%

Consultants	
Owner's Project Manager	Tishman Construction
Designer	Turowski2 Architecture, Inc.

Discussion

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. The District's Designer, Turowski2 Architecture, Inc., recommends a window and door replacement at the Chandler Magnet School; a window, door, and boiler replacement at the Dr. James Caradonio New Citizens Center School; a boiler replacement at the Jacob Hiatt Magnet School; a window and door replacement at the Lake View School; and a window and door replacement at the May Street School. The Designer also recommends code required accessibility upgrades at four of the five 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 scope and budget with the District and its consultants. The District has provided a Total Project Budget of \$9,650,303 which includes a construction cost of \$7,827,419. Construction costs include:

- Chandler Magnet School
 - \$134/sf for windows; and
 - \$1,239,903 for demolition and associated work.

The District is also proposing two add alternates which are not included in the Total Project Budget for this school:

- \$38,000 for supplemental masonry work (if this alternate is accepted it will not be eligible for MSBA participation); and
- \$180,000 triple glazing in lieu of double glazing.

- Dr. James Caradonio New Citizens Center School
 - \$133/sf for windows;
 - \$327,182 for demolition and associated work; and
 - \$263,237 for boiler replacement.

The District is also proposing one add alternate which is not included in the Total Project Budget for this school:

- \$12,000 for supplemental masonry work (if this alternate is accepted it will not be eligible for MSBA participation).

- Jacob Hiatt Magnet School
 - \$269,991 for boiler replacement; and
 - \$28,886 for associated work.

- Lake View School
 - \$183/sf for windows; and
 - \$420,371 for demolition and associated work.

The District is also proposing one add alternate which is not included in the Total Project Budget for this school:

- \$17,000 for supplemental masonry work (if this alternate is accepted it will not be eligible for MSBA participation).

- May Street School
 - \$174/sf for windows; and
 - \$809,967 for demolition and associated work.

The District is also proposing one add alternate which is not included in the Total Project Budget for this school:

- \$72,000 for supplementary masonry work (if this alternate is accepted it will not be eligible for MSBA participation).

Code-required accessibility upgrades totaling \$118,293 will be installed at the Dr. James Caradonio New Citizens Center School, Chandler Magnet School, Lake View School, and the May Street School.

The District will only consider the alternates at each school if the construction bids come in lower than the estimated construction budget shown in the Total Project Budget for each project.

Project Funding Agreement	Chandler Magnet School	Dr. James Caradonio New Citizens Center School	Jacob Hiatt Magnet School	Lake View School	May Street School	District's Total Proposed Budget
Enrollment	452	127	479	300	324	
Total Square Feet	102,000	21,685	52,000	27,918	35,912	
Project Budget ¹	\$4,231,073	\$1,294,410	\$396,359	\$1,374,269	\$1,922,259	\$9,218,370
Scope Exclusions/Ineligible Costs ²	\$76,229	\$29,981	\$3,085	\$35,681	\$40,599	\$185,575
Estimated Basis of Total Facilities Grant	\$4,154,844	\$1,264,429	\$393,274	\$1,338,588	\$1,881,660	\$9,032,795
Reimbursement Rate	80.00%	80.00%	80.00%	80.00%	80.00%	80.00%
Estimated Maximum Total Facilities Grant ³	\$3,323,875	\$1,011,543	\$314,619	\$1,070,870	\$1,505,328	\$7,226,235
Total owner's and construction contingencies	\$195,525	\$56,143	\$31,837	\$60,824	\$87,604	\$416,989

Potentially eligible owner's and construction contingencies ²	\$195,525	\$56,143	\$16,893	\$60,824	\$87,604	\$416,989
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$156,420	\$44,914	\$13,515	\$48,660	\$70,083	\$333,592
Total Project Budget	\$4,426,598	\$1,350,553	\$428,196	\$1,435,093	\$2,009,863	\$9,650,303
Maximum Total Facilities Grant⁴	\$3,480,295	\$1,056,457	\$328,134	\$1,119,530	\$1,575,411	\$7,559,827

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include permit fees and costs associated with mailing and moving, as well as owner's and construction contingency in excess of the Accelerated Repair Program funding caps.

³ Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review 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 an estimated maximum Total Facilities Grant of \$7,226,235; however, the District may be eligible for up to an additional \$333,592 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 \$7,559,827 for the Project Funding Agreement for a window and door replacement at the Chandler Magnet School; a window, door, and boiler replacement at the Dr. James Caradonio New Citizens Center School; a boiler replacement at the Jacob Hiatt Magnet School; a window and door replacement at the Lake View School; and a window and door replacement at the May Street School.