

District: City of Worcester  
 School Names: Clark Street Developmental Learning School  
 Goddard School of Science and Technology  
 Union Hill School  
 West Tatnuck School  
 Recommended Category: Project Funding Agreement  
 Date: November 12, 2014

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Worcester for window/door replacement projects at the Clark Street Developmental Learning School, the Goddard School of Science and Technology, the Union Hill School, and the West Tatnuck School.

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

<b>School Info</b>				
School Name	Clark Street Developmental Learning School	Goddard School of Science and Technology	Union Hill School	West Tatnuck School
Type of School	Elementary	Elementary	Elementary	Elementary
Grades Served	PK-6	PK-6	PK-6	PK-6
Year Opened	1953	1900	1890	1960
Existing Square Footage	38,250	119,972	43,216	37,554
Additions	N/A	N/A	1960	N/A
Building Issues	Window/door	Window/door	Window/door	Window/door
2013-2014 Enrollment	322	533	468	353

<b>MSBA Votes</b>	
Invitation to Feasibility Study	June 4, 2014
Project Funding Agreement Authorization	On November 19, 2014 Board agenda
Reimbursement Rate	78.95%

<b>Consultants</b>	
Owner's Project Manager	Architectural Consulting Group, LLC
Designer	ICON Architecture

**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, ICON Architecture, recommends window/door replacements at the Clark Street Developmental Learning School, the Goddard School of Science and Technology, the Union Hill School, and the West Tatnuck School. The Designer has confirmed that the windows and doors 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 combined Total Project Budget of \$12,916,070 which includes a combined construction cost of \$10,825,274.

Construction costs include:

- Clark Street Developmental Learning School
  - \$161.82/sf for aluminum windows and demolition
  - \$922,099 for exterior doors, abatement, and associated work
  
- Goddard School of Science and Technology
  - \$126.13/sf for aluminum windows and demolition
  - \$2,861,094 for exterior doors, abatement, and associated work
  
- Union Hill School
  - \$136.82/sf for aluminum windows and demolition
  - \$1,127,947 for exterior doors, abatement, and associated work
  
- West Tatnuck School
  - \$153.04/sf for aluminum windows and demolition
  - \$975,988 for exterior doors, abatement, and associated work

In addition, code-required accessibility upgrades totaling \$218,058 will be installed at the West Tatnuck School, the Clark Street Developmental Learning School and the Union Hill School.

<b>Project Funding Agreement</b>	Clark Street Developmental Learning School	Goddard School of Science and Technology	Union Hill School	West Tatnuck School	District’s Total Proposed Budget
Enrollment	322	533	468	353	
Total Square Feet	38,250	119,972	43,216	37,554	
Project Budget <sup>1</sup>	\$2,362,486	\$5,170,135	\$2,374,174	\$2,255,187	\$12,161,982
Scope Exclusions/ Ineligible Costs <sup>2</sup>	\$0	\$0	\$0	\$0	\$0
Estimated Basis of Total Facilities Grant	\$2,362,486	\$5,170,135	\$2,374,174	\$2,255,187	\$12,161,982
Reimbursement Rate	78.95%	78.95%	78.95%	78.95%	78.95%

Estimated Maximum Total Facilities Grant <sup>3</sup>	\$1,865,183	\$4,081,822	\$1,874,410	\$1,780,470	\$9,601,885
Project contingencies <sup>4</sup>	\$143,025	\$324,422	\$146,783	\$139,858	\$754,088
Potentially eligible owner's and construction contingencies <sup>2</sup>	\$110,124	\$242,441	\$110,391	\$105,043	\$567,999
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$86,943	\$191,407	\$87,154	\$82,931	\$448,435
Total Project Budget	\$2,505,511	\$5,494,557	\$2,520,957	\$2,395,045	\$12,916,070
Maximum Total Facilities Grant <sup>5</sup>	\$1,952,126	\$4,273,229	\$1,961,564	\$1,863,402	\$10,050,321

<sup>1</sup> Does not include owner's or construction contingencies.

<sup>2</sup> Scope exclusions/ineligible costs include owner's contingency in excess of the 2% soft cost cap.

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

<sup>4</sup> Includes eligible and ineligible owner's and construction contingency.

<sup>5</sup> 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 \$9,601,885; however, the District may be eligible for up to an additional \$448,435 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 combined Maximum Total Facilities Grant of \$10,050,321 for the Project Funding Agreement for window/door replacement projects at the Clark Street Developmental Learning School, the Goddard School of Science and Technology, the Union Hill School, and the West Tatnuck School.