

District: City of Worcester
 School Name: Worcester East Middle School
 Recommended Category: Project Funding Agreement
 Date: January 22, 2014

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Worcester for a boiler replacement project at the Worcester East Middle 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 and window replacement project. The City of Worcester has since requested to remove the replacement of the roof and windows from the Statement of Interest for Worcester East Middle School. Consequently, the District is in the process of authorizing a Declaration of Scope Removal from a Statement of Interest. At this time, staff is recommending the removal of the replacement of the roof and windows at the Worcester East Middle School from the Accelerated Repair Program.

At the June 5, 2013 Board of Directors Meeting, the Columbus Park Preparatory Academy, the Tatnuck Magnet School, and the Worcester Arts Magnet School were also invited into the Accelerated Repair Program. The three Schools received Board authorization for a Project Funding Agreement at the November 20, 2013 Board of Directors Meeting.

District Info	
District Name	City of Worcester
Elementary School(s)	23 (PK-6) 10(K-6)
Middle School(s)	4 (7-8) 3(7-12)
High School(s)	5 (9-12)
Priority School Name	Worcester East Middle School
Type of School	Middle School
Grades Served	7-8
Year Opened	1924
Existing Square Footage	155,392
Additions	1970: Roof Replacement
Building Issues	Boilers
2011-2012 Enrollment	654

MSBA Votes	
Invitation to Feasibility Study	June 5, 2013
Project Funding Agreement Authorization	On January 29, 2014 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 facility and developed a schematic design including a proposed scope of work, schedule, and estimated budget. The District's Designer, SLAM Collaborative, recommends a boiler replacement at the Worcester East Middle School. The Designer has confirmed that the boiler work 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 existing boiler room is a two-story space that consists of four large boilers, two of which are enclosed by masonry walls, a cat walk, and associated piping. The District has provided a Total Project Budget of \$2,865,498 which includes a construction cost of \$2,178,604 Construction costs include:

- \$838,732 for the boiler replacement
- \$1,339,872 for associated work including \$847,882 for demolition and abatement

Project Funding Agreement	
Enrollment: 654	District's Proposed Project Budget
Total Square Feet: 155,392	
Project Budget ¹	\$2,699,787
Scope Exclusions/Ineligible Costs ²	\$85,462
Estimated Basis of Total Facilities Grant	\$2,614,325
Reimbursement Rate	78.95%
Estimated Maximum Total Facilities Grant ³	\$2,064,010
Potentially eligible owner's and construction contingencies	\$119,354
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$94,230
Total Project Budget	\$2,865,498
Maximum Total Facilities Grant ⁴	\$2,158,240

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include soft costs that exceed 20% of the construction budget which include costs associated with the revised schematic design submission.

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 \$2,064,010; however, the District may be eligible for up to an additional \$94,230 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 \$2,158,240 for the Project Funding Agreement for the boiler replacement project at the Worcester East Middle School.