

District: City of New Bedford  
 School Name: John A. Parker Elementary School  
 Recommended Category: Project Funding Agreement  
 Date: November 2, 2016

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of New Bedford for a window and door replacement project at the John A. Parker Elementary School.

<b>District Info</b>	
District Name	City of New Bedford
Elementary Schools	9 (PK-5) 9 (K-5) 1 (1-5)
Middle School	Keith Middle School (6-8) Normandin Middle School (6-8) Roosevelt Middle School (6-8)
High School	New Bedford High School (9-12) Trinity Day Academy (9-12) Whaling City Junior-Senior High School (6-12)
Priority School Name	John A. Parker Elementary School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1964
Existing Square Footage	53,669
Additions	N/A
Building Issues	Windows/Doors
2015-2016 Enrollment	293

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	May 25, 2016
Project Funding Agreement Authorization	On November 9, 2016 Board agenda
Reimbursement Rate	80.00%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Architectural Consulting Group, Inc.
Designer	CBI Consulting, Inc.

**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, CBI Consulting Inc., recommends window and door replacement at the John A. Parker Elementary School. The Designer has confirmed that the window

and door replacement project 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 \$8,336,514, which includes a construction cost of \$6,656,886. Construction costs include:

- \$927,290 (\$171.15/sf) for the aluminum windows
- \$60,336 (\$150.84/sf) for the storefront windows
- \$102,879 for window abatement
- \$534,275 for new footing under window curtainwall system
- \$41,673 for removal and reinstallation of HVAC equipment at windows
- \$762,544 for phenolic resin panel system
- \$158,056 for roofing work at window curtainwall system
- \$104,117 for exterior doors
- \$37,399 for masonry repointing and concrete masonry unit repairs
- \$137,997 for painting at windows and doors
- \$364,883 for window finish carpentry, shades, and other associated work
  
- \$848,242 for ADA compliance upgrades resulting from the estimated cost of the base scope exceeding 30% of the full and fair cash value of the building
  
- \$1,202,586 for fire alarm system, fire protection system, new heat recovery unit at bathrooms, and other associated electrical work resulting from the estimated cost of the base scope exceeding 33% of the full and fair cash value of the building
  
- \$1,374,609 for costs associated with floor and ceiling systems beyond the window/door replacement

<b>Project Funding Agreement</b>	
Enrollment: 293	District’s Proposed
Total Square Feet: 53,669	Project Budget
Project Budget <sup>1</sup>	\$7,970,386
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$4,101,364
Estimated Basis of Total Facilities Grant	\$3,869,022
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$3,095,218
Project contingencies <sup>4</sup>	\$366,128
Potentially eligible owner’s and construction contingencies	\$366,128
Potential additional grant funds for eligible owner’s and construction contingency expenditures <sup>5</sup>	\$292,902

<b>Project Funding Agreement</b>	
Total Project Budget	\$8,336,514
Maximum Total Facilities Grant <sup>6</sup>	\$3,388,120

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

<sup>2</sup> Scope exclusions/ineligible costs include costs associated with ADA compliance upgrades resulting from the estimated cost of the base scope exceeding 30% of the full and fair cash value of the building, costs associated with fire protection systems resulting from the estimated cost of the base scope exceeding 33% of the full and fair cash value of the building, and costs associated with replacing the floor and ceiling systems which extends beyond the window/door replacement.

<sup>3</sup> The "Estimated Maximum Total Facilities Grant" is calculated by applying the reimbursement rate to the "Estimated Basis of Total Facilities Grant." It does not include any grant funds for potentially eligible owner's or construction contingency expenditures and is subject to MSBA review and audit.

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

<sup>5</sup> The "Potential additional grant funds for eligible owner's and construction contingency expenditures" is calculated by applying the reimbursement rate to the "Potentially eligible owner's and construction contingencies."

<sup>6</sup> Includes maximum possible owner's and construction contingency grant funds, the final amount of which, if any, shall be determined by the MSBA keeping with its policies for the determination of eligibility. 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 \$3,095,218; however, the District may be eligible for up to an additional \$292,902 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 \$3,388,120 for the Project Funding Agreement for a window and door replacement project at the John A. Parker Elementary School.