

District: City of New Bedford  
 School Name: Alfred J. Gomes Elementary School  
 Casimir Pulaski Elementary School  
 Hayden-McFadden Elementary School  
 Sgt. William H. Carney Memorial Academy  
 Recommended Category: Project Funding Agreement  
 Date: January 20, 2016

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of New Bedford for a window/door replacement project at the Alfred J. Gomes Elementary School, a window/door and boiler replacement project at the Casimir Pulaski Elementary School, a window/door and boiler replacement project at the Hayden-McFadden Elementary School, and a window/door and boiler replacement project at the Sgt. William H. Carney Memorial Academy.

<b>District Info</b>	
District Name	City of New Bedford
Elementary School(s)	6 (PK-5) 17 (K-5)
Middle School(s)	3 (6-8)
High School(s)	1 (6-12) 1 (7-12) 1 (9-12)

<b>School Info</b>				
School Name	Alfred J. Gomes Elementary School	Casimir Pulaski Elementary School	Hayden-McFadden Elementary School	Sgt. William H. Carney Memorial Academy
Type of School	Elementary School	Elementary School	Elementary School	Elementary School
Grades Served	PK-5	PK-5	PK-5	PK-5
Year Opened	1976	1974	1975	1977
Existing Square Footage	137,345	130,332	160,391	127,514
Additions	N/A	N/A	N/A	N/A
Building Issues	Windows/Doors	Windows/Doors/Boilers	Windows/Doors/Boilers	Windows/Doors/Boilers
2014-2015 Enrollment	665	660	653	769

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	June 6, 2015
Project Funding Agreement Authorization	On January 27, 2016 Board agenda
Reimbursement Rate	79.58%

<b>Consultants</b>	
Owner's Project Manager ("OPM")	The Vertex Companies, Inc.
Designer	The S/L/A/M Collaborative

**Discussion**

The OPM and Designer conducted a feasibility analysis of the facilities and developed schematic designs for the projects, including a proposed scope of work, schedule, and estimated budget. The District's Designer, The S/L/A/M Collaborative, recommends a window/door replacement project at the Alfred J. Gomes Elementary School, a window/door and boiler replacement project at the Casimir Pulaski Elementary School, a window/door and boiler replacement project at the Hayden-McFadden Elementary School, and a window/door and boiler replacement project at the Sgt. William H. Carney Memorial Academy. The Designer has confirmed that the roofs and boilers will be in compliance with the MSBA's sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analysis and proposed schedules provided by the District and have discussed the scopes and budgets with the District and its consultants.

At the Alfred J. Gomes Elementary School, the District has provided a Total Project Budget of \$4,612,121, which includes a construction cost of \$3,794,672. Construction costs at Alfred J. Gomes Elementary School include:

- \$1,190,453 (\$155.94/sq. ft.) for the aluminum windows
- \$193,445 (\$159.61/sq. ft.) for the aluminum storefront windows
- \$204,874 (\$235.49/sq. ft.) for curtain wall
- \$182,506 for exterior doors
- \$139,118 for door security system
- \$126,986 for insulated metal panels
- \$98,854 for window & door joint sealants
- \$158,894 for roller shades
- \$215,901 for vandal screens
- \$123,310 for ADA compliance scope
- \$1,160,331 for hazardous material abatement and other associated window/door replacement work

At the Casimir Pulaski Elementary School, the District has provided a Total Project Budget of \$2,978,813, which includes a construction cost of \$2,274,474 (\$1,589,196 for the window/door replacement and \$685,278 for boiler replacement). Construction costs at Casimir Pulaski Elementary School include:

- \$259,848 (\$119.91/sq. ft.) for the aluminum windows
- \$33,878 (\$148.59/sq. ft.) for the aluminum storefront windows
- \$173,089 for insulated metal panels
- \$104,401 for exterior doors
- \$119,911 for door security system
- \$34,448 for roller shades

- \$70,611 for vandal screens
- \$793,010 for hazardous material abatement and other associated window/door replacement work
- \$470,794 for boiler replacement
- \$214,484 for demolition and other associated boiler replacement work

At the Hayden McFadden Elementary School, the District has provided a Total Project Budget of \$5,585,891 which includes a construction cost of \$4,636,946 (\$3,598,995 for the window/door replacement and \$1,037,951 for boiler replacement). Construction costs at Hayden McFadden Elementary School include:

- \$877,367 (\$111.62/sq. ft.) for the aluminum windows
- \$566,593 (\$140.25/sq. ft.) for the aluminum storefront windows
- \$312,647 (\$204.61/sq. ft.) for curtain wall
- \$139,578 for window and door joint sealants
- \$126,628 for exterior doors
- \$127,666 for door security system
- \$59,268 for roller shades
- \$256,005 for vandal screens
- \$1,133,243 for hazardous material abatement and other associated window/door replacement work
- \$495,108 for boiler replacement
- \$149,584 for replacement of mezzanine within boiler room
- \$49,515 for ADA compliance scope
- \$343,744 for demolition and other associated boiler replacement work

At the William Carney Memorial School, the District has provided a Total Project Budget of \$4,952,071 which includes a construction cost of \$4,078,525 (\$3,136,899 for the window/door replacement and \$941,626 for boiler replacement). Construction costs at William Carney Memorial School include:

- \$743,253 (\$111.62/sq. ft.) for the aluminum windows
- \$595,692 (\$140.25/sq. ft.) for the aluminum storefront windows
- \$178,002 (\$204.61/sq. ft.) for curtain wall
- \$154,546 for window and door joint sealants
- \$134,781 for exterior doors
- \$67,788 for door security system
- \$131,561 for roller shades
- \$200,170 for vandal screens
- \$931,106 for hazardous material abatement and other associated window/door replacement work
- \$483,837 for boiler replacement
- \$45,666 for ADA compliance scope
- \$412,123 for demolition and other associated boiler replacement work

<b>Project Funding Agreement</b>	<b>Alfred J. Gomes Elementary School</b>	<b>Casimir Pulaski Elementary School</b>	<b>Hayden-McFadden Elementary School</b>	<b>Sgt. William H. Carney Memorial Academy</b>	<b>District's Combined Total Proposed Budget</b>
Enrollment	665	660	653	769	
Total Square Feet	137,345	130,332	160,391	127,514	
Project Budget <sup>1</sup>	\$4,378,980	\$2,853,717	\$5,330,859	\$4,727,752	\$17,291,308
Scope Exclusions/Ineligible Costs	\$15,000	\$124,348	\$15,000	\$15,000	\$169,348
Estimated Basis of Total Facilities Grant	\$4,363,980	\$2,729,369	\$5,315,859	\$4,712,752	\$17,121,960
Reimbursement Rate	79.58%	79.58%	79.58%	79.58%	79.58%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$3,472,855	\$2,172,032	\$4,230,361	\$3,750,408	\$13,625,656
<b>Project Contingencies<sup>4</sup></b>					
Potentially eligible owner's and construction contingencies	\$208,707	\$125,096	\$255,032	\$224,319	\$813,154
Potential additional grant funds for eligible owner's and construction contingency expenditures <sup>5</sup>	\$166,089	\$99,551	\$202,954	\$178,513	\$647,107
<b>Total Project Budget</b>					
Total Project Budget	\$4,612,121	\$2,978,813	\$5,585,891	\$4,952,071	\$18,128,896
<b>Maximum Total Facilities Grant<sup>6</sup></b>					
Maximum Total Facilities Grant <sup>6</sup>	\$3,638,944	\$2,271,583	\$4,433,315	\$3,928,921	\$14,272,763

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

<sup>2</sup> Scope exclusions/ineligible costs include construction contingency in excess of the 5% construction budget cap, owner's contingency in excess of the 0.5% construction budget cap, legal fees, and soft costs that exceed 20% of the construction budget cap.

<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 and ineligible 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 a combined Estimated Maximum Total Facilities Grant of \$13,625,656; however, the District may be eligible for up to an additional \$647,107 in

grant funds, subject to the MSBA's review and audit of the owner's and construction contingency expenditures. Accordingly, MSBA staff recommends a combined Maximum Total Facilities Grant of \$14,272,763 for a window/door replacement project at the Alfred J. Gomes Elementary School, a window/door and boiler replacement project at the Casimir Pulaski Elementary School, a window/door and boiler replacement project at the Hayden-McFadden Elementary School, and a window/door and boiler replacement project at the Sgt. William H. Carney Memorial Academy.