

District: City of New Bedford  
 School Name: Elizabeth Carter Brooks Elementary School  
 Recommended Category: Project Funding Agreement  
 Date: December 6, 2017

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of New Bedford for a window/door and partial boiler replacement project at the Elizabeth Carter Brooks Elementary School.

| <b>District Info</b>    |   |
|-------------------------|---|
| District Name           | City of New Bedford   |
| Elementary Schools      | 9 (PK-5)<br>9 (K-5)<br>1 (1-5)  |
| Middle Schools          | Keith Middle School (6-8)<br>Normandin Middle School (6-8)<br>Roosevelt Middle School (6-8)                   |
| High Schools            | New Bedford High School (9-12)<br>Trinity Day Academy (9-12)<br>Whaling City Junior-Senior High School (6-12) |
| Priority School Name    | Elizabeth Carter Brooks Elementary School   |
| Type of School          | Elementary School   |
| Grades Served           | PK-5  |
| Year Opened             | 1972  |
| Existing Square Footage | 70,550  |
| Additions               | 1989 Addition   |
| Building Issues         | Windows/Doors/Partial Boiler  |
| 2016-2017 Enrollment    | 289   |

| <b>MSBA Votes</b>   |                                   |
|---|-----------------------------------|
| Invitation to Participate in the Accelerated Repair Program | May 12, 2017                      |
| Project Funding Agreement Authorization                     | On December 13, 2017 Board agenda |
| Reimbursement Rate  | 80.00%                            |

| <b>Consultants</b>                  |                                |
|-------------------------------------|--------------------------------|
| Owner's Project Manager (the "OPM") | NV5                            |
| Designer                            | Johnson Roberts and Associates |

**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, Johnson Roberts and Associates, recommends a window/door and partial boiler replacement project at the Elizabeth Carter Brooks Elementary School.

The Designer has confirmed that the window/door and partial boiler replacement will be in compliance with the MSBA’s sustainability requirements.

MSBA staff reviewed the consultants’ existing conditions analysis and proposed schedule that were provided by the District. Also, MSBA staff discussed the scope and budget with the District and its consultants. The District has provided a Total Project Budget of \$4,100,333, which includes a construction cost of \$3,269,064. Construction costs include:

- \$350,396 (\$126.36/sf) for the aluminum windows
- \$45,082 (\$97.79/sf) for the translucent panel windows
- \$11,374 (\$196.10/sf) for the storefront windows
- \$102,519 for window abatement
- \$208,362 for insulated metal panels at the window heads
- \$100,524 for exterior doors
- \$18,478 for painting at windows and doors
- \$194,535 for window finish carpentry, joint sealants and other associated work
- \$128,470 for costs associated with vestibule renovation work (ineligible for reimbursement)
- \$238,974 for costs associated with new insulated metal panels above gymnasium (ineligible for reimbursement)
  
- \$467,003 for installation of three boilers
- \$44,182 for removal of oil tank (ineligible for reimbursement)
- \$109,723 for demolition and other associated boiler replacement work
- \$38,754 for costs associated with kitchen hood replacement (ineligible for reimbursement)
  
- \$942,440 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 (ineligible for reimbursement)
  
- \$268,248 for new fire alarm system (ineligible for reimbursement)

| <b>Project Funding Agreement</b>                            |                     |
|---|---------------------|
| Enrollment: 289   | District’s Proposed |
| Total Square Feet: 70,550                                   | Project Budget      |
| Project Budget <sup>1</sup>                                 | \$3,920,535         |
| Scope Exclusions/Ineligible Costs <sup>2</sup>              | \$1,982,899         |
| Estimated Basis of Total Facilities Grant                   | \$1,937,636         |
| Reimbursement Rate  | 80.00%              |
| Estimated Maximum Total Facilities Grant <sup>3</sup>       | \$1,550,109         |
|   |                     |
| Project contingencies <sup>4</sup>                          | \$179,798           |
| Potentially eligible owner’s and construction contingencies | \$80,400            |

|  |             |
|--|-------------|
| Potential additional grant funds for eligible owner's and construction contingency expenditures <sup>5</sup> | \$64,320    |
|  |             |
| Total Project Budget   | \$4,100,333 |
| Maximum Total Facilities Grant <sup>6</sup>  | \$1,614,429 |

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

<sup>2</sup> Scope exclusions/ineligible costs include costs associated with vestibule renovation work, costs associated with new insulated metal panels above gymnasium which extends beyond the window/door replacement, oil tank removal, costs associated with the kitchen hood replacement, 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 the fire alarm system, and soft costs that exceed 20% of the construction budget cap. Scope exclusions/ineligible costs do not include ineligible construction contingency in excess of the 5% construction budget cap and owner's contingency in excess of the 0.5% 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 in accordance 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 \$1,550,109; however, the District may be eligible for up to an additional \$64,320 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 \$1,614,429 for the Project Funding Agreement for a window/door and partial boiler replacement project at the Elizabeth Carter Brooks Elementary School.