

District: City of Chicopee
 School Name: Patrick E. Bowe School
 Selser Memorial School
 Recommended Category: Project Funding Agreement
 Date: February 8, 2017

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Chicopee for a window and door replacement project at the Patrick E. Bowe School and a partial roof replacement project at the Selser Memorial School.

District Info	
District Name	City of Chicopee
Elementary School(s)	1 (PK) 1 (PK-5) 8 (K-5)
Middle School(s)	Bellamy Middle School (6-8) Dupont Middle School (6-8)
High School(s)	Chicopee Academy (6-12) Chicopee Comprehensive High School (9-12) Chicopee High School (9-12) Selser Memorial School (9-12)

School Info		
School Name	Patrick E. Bowe School	Selser Memorial School
Type of School	Elementary School	High School
Grades Served	K-5	9-12
Year Opened	1924	1957
Total Building Square Footage	73,520	36,235
Additions	1972: Addition	1960: Addition
Building Issues	Windows/Doors	Roof
2015-2016 Enrollment	168	359

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	May 25, 2016
Project Funding Agreement Authorization	On February 15, 2017 Board agenda
Reimbursement Rate	79.58%

Consultants	
Owner's Project Manager (the "OPM")	Compass Project Management
Designer	Turowski2 Architecture, Inc.

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, Turowski2 Architecture, Inc., recommends a window and door replacement project at the Patrick E. Bowe School and a partial roof replacement project at the Selser Memorial School. The Designer has confirmed that the windows, doors, and the roof will be in compliance with the MSBA's sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analyses and proposed schedules that were provided by the District. Also, MSBA staff discussed the scope and budget with the District and its consultants.

At the Patrick E. Bowe School, the District has provided a Total Project Budget of \$3,182,085, which includes a construction cost of \$2,465,020. Construction costs include:

- \$850,530 (\$126.23/sf) for Aluminum Windows (Punched)
- \$105,451 (\$82.13/sf) for Aluminum Translucent Panels
- \$194,437 for Exterior Doors
- \$225,157 for Security Screens and Window Shades
- \$287,545 for Repointing 40% of exterior façade in Buildings 1 and 2 and Power Wash (ineligible for reimbursement)
- \$215,498 for ADA Compliance Scope
- \$586,402 for demolition, hazardous material abatement and other associated window work

At the Selser Memorial School, the District has provided a Total Project Budget of \$1,699,814, which includes a construction cost of \$1,199,872. Construction costs include:

- \$611,768 (\$31.45/sf) for the polyvinyl chloride ("PVC") roof
- \$36,460 for blocking and rough carpentry
- \$37,560 for new fascia
- \$39,073 for HVAC disconnect and reconnect
- \$24,000 for new exhaust fans (ineligible for reimbursement)
- \$18,554 for roof level plumbing
- \$146,838 for ADA Compliance Scope
- \$285,619 for demolition, hazardous material abatement and other associated roof replacement work

Project Funding Agreement	Patrick E. Bowe School	Selser Memorial School	District's Total Proposed Budget
Enrollment	168	359	
Total Square Feet	73,520	36,235	
Project Budget ¹	\$3,002,085	\$1,589,814	\$4,591,899
Scope Exclusions/Ineligible Costs ²	\$339,106	\$163,942	\$503,048
Estimated Basis of Total Facilities Grant	\$2,662,979	\$1,425,872	\$4,088,851
Reimbursement Rate	79.58%	79.58%	79.58%
Estimated Maximum Total Facilities Grant ³	\$2,119,199	\$1,134,709	\$3,253,908
Project Contingencies⁴			
Potentially eligible owner's and construction contingencies	\$180,000	\$110,000	\$290,000
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$135,576	\$65,993	\$201,569
	\$107,891	\$52,517	\$160,408
Total Project Budget	\$3,182,085	\$1,699,814	\$4,881,899
Maximum Total Facilities Grant⁶	\$2,227,090	\$1,187,226	\$3,414,316

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include soft costs that exceed 20% of the construction budget cap for both schools. At the Patrick E. Bowe School, the scope exclusions/ineligible costs also include repointing 40% of exterior façade in Buildings 1 and 2, the labor to power wash the masonry façade, and the installation of new AC Units. At the Selser Memorial School, the scope exclusions/ineligible costs also include new exhaust fans. Scope exclusions/ineligible costs do not include ineligible construction contingency and owner's contingency.

³ 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.

⁴ Includes eligible and ineligible owner's and construction contingency.

⁵ 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."

⁶ 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 a combined Estimated Maximum Total Facilities Grant of \$3,253,908; however, the District may be eligible for up to an additional \$160,408 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 \$3,414,316 for a window and door replacement project at the Patrick E. Bowe School and a partial roof replacement project at the Selser Memorial School.