

District: City of Worcester
 School Name: Belmont Street Community School
 Wawecus Road School
 Chandler Elementary Community School
 Gerald Creamer Center
 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 Worcester for a window and door replacement project at the Belmont Street Community School, a window and door replacement project at the Wawecus Road School, a window, door, and boiler replacement project at the Chandler Elementary Community School, and a window, door, and partial boiler replacement project at the Gerald Creamer Center.

District Info	
District Name	City of Worcester
Elementary School(s)	2 (PK) 20 (PK-6) 13 (K-6)
Middle School(s)	Burncoat Middle School (7-8) Forest Grove Middle School (7-8) Worcester East Middle School (6-8) Sullivan Middle School (6-8)
High School(s)	University Park Campus School (7-12) Claremont Academy (7-12) Burncoat Senior High School (9-12) Doherty Memorial High School (9-12) North High School (9-12) South High Community School (9-12) Worcester Technical High School (9-12) Gerald Creamer School (10-12)

School Info				
School Name	Belmont Street Community School	Wawecus Road School	Chandler Elementary Community School	Gerald Creamer School
Type of School	Elementary School	Elementary School	Elementary School	High School
Grades Served	PK-6	K-6	K-6	10-12
Year Opened	1970	1963	1977	1926
Existing Square Footage	92,988	22,974	37,621	29,857
Additions	N/A	N/A	N/A	N/A
Building Issues	Windows/Doors	Windows/Doors	Windows/Doors/Boiler	Windows/Doors/Boiler
2015-2016 Enrollment	582	145	501	150

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	78.95%

Consultants	
Owner’s Project Manager (the “OPM”)	Watermark Environmental, Inc.
Designer	Tighe & Bond, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of each facility and developed schematic designs including proposed scopes of work, schedules, and estimated budgets. The District’s Designer, Tighe & Bond, Inc., recommends a window and door replacement project at the Belmont Street Community School, a window and door replacement project at the Wawecus Road School, a window, door, and boiler replacement project at the Chandler Elementary Community School, and a window, door, and partial boiler replacement project at the Gerald Creamer Center. The Designer has confirmed that the windows, doors, and boilers 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 scopes and budgets for the projects with the District and its consultants.

At the Belmont Street Community School, the District has provided a Total Project Budget of \$4,098,316, which includes a construction cost of \$3,294,328. Construction costs include:

- \$1,239,607 (\$166.37/sf) for aluminum windows (Punched, Wind Zone 1)
- \$11,328 (\$195.31/sf) for aluminum curtain wall and storefront system
- \$72,329 (\$144.66/sf) for aluminum translucent panels
- \$212,712 for exterior doors
- \$808,793 for vandal screens and window shades
- \$336,365 for ADA compliance scope
- \$613,194 for demolition, hazardous material abatement, and other associated window work

At the Wawecus Road School, the District has provided a Total Project Budget of \$2,218,334, which includes a construction cost of \$1,702,141. Construction costs include:

- \$208,693 (\$188.69/sf) for aluminum windows (Punched, Wind Zone 1)
- \$713,605 (\$191.26/sf) for aluminum storefront system
- \$103,128 for exterior doors
- \$115,375 for vandal screens and window shades
- \$152,822 for ADA compliance scope

- \$408,518 for demolition, hazardous material abatement, and other associated window work

At the Chandler Elementary Community School, the District has provided a Total Project Budget of \$1,492,592, which includes a construction cost of \$1,129,282 that combines \$789,286 for the window and door replacement part of the project and \$339,995 for the boiler replacement part of the project. Construction costs include:

- \$247,813 (\$162.18/sf) for aluminum windows (Punched, Wind Zone 1)
- \$5,282 (\$194.30/sf) for aluminum storefront system
- \$130,626 for exterior doors
- \$162,334 for vandal screens and window shades
- \$243,233 for demolition, hazardous material abatement and other associated window work
- \$68,352 for the new boiler (2000 MBH, gas, hot water)
- \$271,642 for demolition and other associated boiler work

At the Gerald Creamer School, the District has provided a Total Project Budget of \$3,135,856, which includes a construction cost of \$2,528,821 that combines \$1,528,715 for the window and door replacement part of the project, \$643,151 for the partial boiler replacement part of the project, and \$356,956 for the ADA compliance scope.

Construction costs include:

- \$661,810 (\$180.33/sf) for aluminum windows (Punched, Wind Zone 1)
- \$17,747 (\$208.79/sf) for aluminum storefront system
- \$83,858 for exterior doors
- \$391,652 for vandal screens and window shades
- \$356,956 for ADA compliance scope
- \$373,647 for demolition, hazardous material abatement, and other associated window work
- \$162,279 for the new boiler (4608 MBH, gas, steam)
- \$480,872 for demolition and other associated boiler work

Project Funding Agreement	Belmont Street Community School	Wawecus Road School	Chandler Elementary Community School	Gerald Creamer School	District's Total Proposed Budget
Enrollment	582	145	501	150	
Total Square Feet	92,988	22,974	37,621	29,857	
Project Budget ¹	\$3,917,128	\$2,124,716	\$1,430,482	\$2,996,771	\$10,469,097
Scope Exclusions/Ineligible Costs ²	\$0	\$82,147	\$51,200	\$0	\$133,347
Estimated Basis of Total Facilities Grant	\$3,917,128	\$2,042,569	\$1,379,282	\$2,996,771	\$10,335,750
Reimbursement Rate	78.95%	78.95%	78.95%	78.95%	78.95%
Estimated Maximum Total Facilities Grant ³	\$3,092,573	\$1,612,608	\$1,088,943	\$2,365,951	\$8,160,075

Project Contingencies ⁴	\$181,188	\$93,618	\$62,110	\$139,085	\$476,001
Potentially eligible owner's and construction contingencies	\$181,188	\$93,618	\$62,110	\$139,085	\$476,001
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$143,048	\$73,911	\$49,036	\$109,808	\$375,803
Total Project Budget	\$4,098,316	\$2,218,334	\$1,492,592	\$3,135,856	\$10,945,098
Maximum Total Facilities Grant ⁶	\$3,235,621	\$1,686,519	\$1,137,979	\$2,475,759	\$8,535,878

¹ Does not include owner's or construction contingencies.

² The scope exclusions/ ineligible costs at the Wawecus Road School and Chandler Community School include the soft costs that exceed 20% of the construction budget cap. 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; 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 \$8,160,075; however, the District may be eligible for up to an additional \$375,803 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 \$8,535,878 for a window and door replacement project at the Belmont Street Community School, a window and door replacement project at the Wawecus Road School, a window, door, and boiler replacement project at the Chandler Elementary Community School, and a window, door, and partial boiler replacement project at the Gerald Creamer Center.