

District: City of Worcester
 School Name: Elm Park Community School
 Lincoln Street Elementary School
 Thorndyke Road Elementary School
 Recommended Category: Project Funding Agreement
 Date: February 7, 2018

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Worcester for a window/door replacement project at the Elm Park Community School, a partial roof and window/door replacement project at the Lincoln Street Elementary School, and a partial window/door replacement project at the Thorndyke Road Elementary School.

District Info	
District Name	City of Worcester
Elementary School(s)	1 (PK) 20 (PK-6) 13 (K-6)
Middle School(s)	2 (6-8) 2 (7-8)
High School(s)	1 (7-12) 5 (9-12) 1 (11-12)

School Info			
School Name	Elm Park Community School	Lincoln Street Elementary School	Thorndyke Road Elementary School
Type of School	Elementary School	Elementary School	Elementary School
Grades Served	PK-6	PK-6	K-6
Year Opened	1971	1929	1927
Total Building Square Footage	66,651	25,766	43,425
Additions	N/A	N/A	1955 renovation
Building Issues	Windows/Doors	Roof Windows/Doors	Windows/Doors
2016-2017 Enrollment	499	285	376

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 28, 2017
Project Funding Agreement Authorization	On February 14, 2018 Board agenda
Reimbursement Rate	78.95%

Consultants	
Owner's Project Manager (the "OPM")	NV5 Global, Inc.
Designer	HAKS Engineers, P.C.

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, HAKS Engineers, P.C., recommends a window/door replacement project at the Elm Park Community School, a partial roof and window/door replacement project at the Lincoln Street Elementary School, and a partial window/door replacement project at the Thorndyke Road Elementary School. The Designer has confirmed that the scope of work 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 Elm Park Community School, the District has provided a Total Project Budget of \$3,179,270, which includes a construction cost of \$2,623,542. Construction costs include:

- \$549,208 (\$194.75/sf) for aluminum awning windows;
- \$85,992 (\$209.74/sf) for storefront windows;
- \$381,090 for skylight windows;
- \$133,310 for single and double doors;
- \$384,955 for flashing around windows;
- \$97,789 for decorative wood trim around windows;
- \$82,613 for patching and painting around windows;
- \$262,475 for a new fire alarm system (ineligible);
- \$70,170 for an upgrade to an existing bathroom for ADA compliance;
- \$69,204 for ADA compliance including upgrades to interior doors, water fountain, parking space, and signage;
- and \$506,736 in other associated work.

At the Lincoln Street Elementary School, the District has provided a Total Project Budget of \$3,706,563, which includes a construction cost of \$3,082,067. Construction costs include:

- \$1,071,516 (\$126.06/sf) for slate roof (\$35.00/sf reimbursable cap results in \$774,016 ineligible for reimbursement);
- \$90,266 for roof demolition;
- \$72,765 for roof attic insulation;
- \$101,088 for copper flashing, gutters, and snow guards (\$33,696 ineligible for reimbursement to reflect the premium cost of copper in place of aluminum)
- and \$80,617 in other associated roof work;

- \$370,618 (\$194.04/sf) for aluminum awning windows;
- \$184,182 (\$216.43/sf) for obscure glass windows;
- \$91,050 for window sill masonry and repointing;
- \$75,280 for decorative wood trim at windows;
- \$54,666 for aluminum flashing at windows;
- \$43,540 for patching and painting at windows;
- and \$345,701 in other associated window work;

- \$222,652 for a new fire alarm system (ineligible for reimbursement);
- \$170,432 for an ADA compliant entrance ramp;
- \$71,995 for an upgrade to an existing bathroom for ADA compliance;
- and \$35,699 for ADA compliance including upgrades to a water fountain, parking space, and signage.

At the Thorndyke Road Elementary School, the District has provided a Total Project Budget of \$2,508,595 which includes a construction cost of \$2,010,580. Construction costs include:

- \$541,605 (\$196.23) for aluminum awning windows;
- \$167,659 (\$218.88/sf) for obscure glass windows;
- \$66,199 for single and double doors;
- \$85,208 for flashing around windows;
- \$98,532 for decorative wood trim work around windows;
- \$96,064 for patching and painting around windows;
- \$255,601 for a new fire alarm system (ineligible for reimbursement);
- \$151,882 for an ADA compliant entrance ramp;
- \$77,171 for an upgrade to an existing bathroom for ADA compliance;
- \$34,130 for ADA compliance including upgrades to interior doors, parking space, and signage;
- and \$436,529 in other associated window work.

Project Funding Agreement	Elm Park Community School	Lincoln Street Elementary School	Thorndyke Road Elementary School	District's Total Proposed Budget
Enrollment	499	285	376	
Total Square Feet	66,651	25,766	43,425	
Project Budget ¹	\$3,034,975	\$3,537,050	\$2,398,013	\$8,970,038
Scope Exclusions/Ineligible Costs ²	\$303,618	\$1,064,747	\$304,844	\$1,673,209
Estimated Basis of Total Facilities Grant	\$2,731,357	\$2,472,303	\$2,093,169	\$7,296,829
Reimbursement Rate	78.95%	78.95%	78.95%	78.95%
Estimated Maximum Total Facilities Grant ³	\$2,156,406	\$1,951,883	\$1,652,557	\$5,760,846
Project Contingencies ⁴	\$144,295	\$169,513	\$110,582	\$424,390
Potentially eligible owner's and construction contingencies	\$129,858	\$102,585	\$96,524	\$328,967

Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$102,523	\$80,991	\$76,206	\$259,720
Total Project Budget	\$3,179,270	\$3,706,563	\$2,508,595	\$9,394,428
Maximum Total Facilities Grant ⁶	\$2,258,929	\$2,032,874	\$1,728,763	\$6,020,566

¹ Does not include owner's or construction contingencies.

² 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, soft costs that exceed 20% of the construction budget cap, new fire alarm systems for all three projects as well as costs exceeding a \$35.00/sq.ft cap for slate roofing material and costs exceeding a cap for copper flashing, snow guards, and gutters in lieu of aluminum for the Lincoln Street Elementary School.

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 \$5,760,846; however, the District may be eligible for up to an additional \$259,720 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 \$6,020,566 for a window/door replacement project at the Elm Park Community School, a partial roof and partial window/door replacement project at the Lincoln Street Elementary School, and a partial window/door replacement project at the Thorndyke Road Elementary School.