

District: City of Worcester  
 School Name: Flagg Street School  
 Francis J. McGrath Elementary School  
 Grafton Street School  
 Jacob Hiatt Magnet School  
 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 Worcester for a window/door replacement project at the Flagg Street School, a window/door replacement project at the Francis J. McGrath Elementary School, a window/door and boiler replacement project at the Grafton Street School, and a window/door replacement project at the Jacob Hiatt Magnet School.

<b>District Info</b>	
District Name	City of Worcester
Elementary Schools	7 (PK-6) 26 (K-6)
Middle Schools	4 (7-8)
High Schools	2 (7-12) 5 (9-12)

<b>School Info</b>				
School Name	Flagg Street School	Francis J. McGrath Elementary School	Grafton Street School	Jacob Hiatt Magnet School
Type of School	Elementary School	Elementary School	Elementary School	Elementary School
Grades Served	K-6	PK-6	PK-6	PK-6
Year Opened	1953	1976	1879	1963
Existing Square Footage	43, 617	35,845	41,065	52,000
Additions	1968	N/A	1899	1990
Building Issues	Windows/Doors	Windows/Doors	Windows/Doors/Boilers	Windows/Doors
2014-2015 Enrollment	413	291	384	457

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	June 3, 2015
Project Funding Agreement Authorization	On January 27, 2016 Board agenda
Reimbursement Rate	78.95%

<b>Consultants</b>	
Owner's Project Manager ("OPM")	Arcadis U.S., Inc.
Designer	CSS Architects, Inc.

## Discussion

The OPM and Designer conducted a feasibility analysis of the facilities and developed schematic designs for each project, including a proposed scope of work, schedule, and estimated budget. The District's Designer, CSS Architects, Inc., recommends window/door replacement projects at the Flagg Street School, Francis J. McGrath Elementary School, and the Jacob Hiatt Magnet School. The Designer recommends a window/door and boiler replacement project at the Grafton Street School. The Designer has confirmed that the windows and the 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 Flagg Street School, the District has provided a Total Project Budget of \$4,336,844, which includes a construction cost of \$3,327,388. Construction costs include:

- \$1,456,891 (\$170.72/sq. ft.) for aluminum windows
- \$171,782 (\$173.34/sq. ft.) for curtain walls
- \$75,002 (\$81.79/sq. ft.) for translucent walls
- \$204,114 for exterior doors
- \$442,011 for installation of security screens
- \$977,588 for hazardous material abatement and other associated window work

At Francis J. McGrath Elementary School, the District has provided a Total Project Budget of \$1,812,614 which includes a construction cost of \$1,211,628. Construction costs include:

- \$554,913 (\$207.37/sq. ft.) for aluminum windows
- \$16,338 (\$85.10/sq. ft.) for translucent walls
- \$95,496 for exterior doors
- \$76,896 for installation of security screens
- \$467,985 for hazardous material abatement and other associated window work

At Grafton Street School, the District has provided a Total Project Budget of \$4,569,125 which includes a construction cost of \$3,470,849 (\$2,839,956 for the window/door replacement and \$630,893 for the boiler replacement). Construction costs at the Grafton Street School include:

- \$1,200,947 (\$172.28/sq. ft.) for aluminum windows
- \$18,853 (\$147.29/sq. ft.) for aluminum storefronts
- \$107,357 for exterior doors
- \$224,353 for installation of security screens
- \$312,740 for ADA compliance scope as well as a new canopy at the north entrance ramp for Building 2
- \$975,706 for hazardous material abatement and other associated window work

- \$446,204 for the new boiler
- \$184,689 for demolition and other associated boiler work

At Jacob Hiatt Magnet School, the District has provided a Total Project Budget of \$2,334,988, which includes a construction cost of \$1,647,516. Construction costs at the Jacob Hiatt Magnet School include:

- \$531,696 (\$187.48/sq. ft.) for aluminum windows
- \$253,471 (\$165.88/sq. ft.) for translucent walls
- \$50,401 for exterior doors
- \$135,691 for installation of security screens
- \$676,257 for hazardous material abatement and other associated window work.

<b>Project Funding Agreement</b>	Flagg Street School	Francis J. McGrath Elementary School	Grafton Street School	Jacob Hiatt Magnet School	District's Combined Total Proposed Budget
Enrollment	291	457	413	384	
Total Square Feet	35,845	52,000	43,617	41,065	
Project Budget <sup>1</sup>	\$3,920,920	\$1,661,160	\$4,135,269	\$2,129,048	\$11,846,397
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$27,408	\$209,148	\$49,136	\$164,105	\$449,797
Estimated Basis of Total Facilities Grant	\$3,893,512	\$1,452,012	\$4,086,133	\$1,964,943	\$11,396,600
Reimbursement Rate	78.95%	78.95%	78.95%	78.95%	79.95%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$3,073,928	\$1,146,363	\$3,226,002	\$1,551,322	\$8,997,615
Project Contingencies <sup>4</sup>	\$415,924	\$151,454	\$433,856	\$205,940	\$1,207,174
Potentially eligible owner's and construction contingencies	\$183,006	\$66,639	\$190,896	\$90,614	\$531,155
Potential additional grant funds for eligible owner's and construction contingency expenditures <sup>5</sup>	\$144,483	\$52,611	\$150,712	\$71,540	\$419,346
Total Project Budget	\$4,336,844	\$1,812,614	\$4,569,125	\$2,334,988	\$ 13,053,571
Maximum Total Facilities Grant <sup>6</sup>	\$3,218,411	\$1,198,975	\$3,376,714	\$1,622,862	\$9,416,962

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

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

*ineligible costs at the Grafton Street School also include the new canopy at the north entrance of Building 2.*

<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 \$8,997,615; however, the District may be eligible for up to an additional \$419,346 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 \$9,416,962 for a window/door replacement project at the Flagg Street School, a window/door replacement project at the Francis J. McGrath Elementary School, a window/door and boiler replacement project at the Grafton Street School, and a window/door replacement project at the Jacob Hiatt Magnet School.