

District: City of New Bedford
 School Name: Elizabeth Carter Brooks School
 Ellen R. Hathaway School
 Recommended Category: Project Funding Agreement
 Date: June 14, 2023

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of New Bedford for a roof replacement project at the Elizabeth Carter Brooks School, and a window and door replacement project at the Ellen R. Hathaway School.

District Info	
District Name	City of New Bedford
Elementary School(s)	Abraham Lincoln (K-5) Alfred J Gomes (PK-5) Betsey B Winslow (K-5) Carlos Pacheco (PK-6) Casimir Pulaski (PK-5) Charles S Ashley (K-5) Elizabeth Carter Brooks (K-5) Ellen R Hathaway (PK-5) Hayden/McFadden (PK-5) Irwin M. Jacobs Elementary School (PK-5) James B Congdon (K-6) Jireh Swift (PK-5) John Avery Parker (PK-5) John B Devalles (K-5) Renaissance Community Innovation School (PK-5) Sgt Wm H Carney Academy (PK-5) Thomas R Rodman (K-5) William H Taylor (PK-5)
Middle School(s)	Keith Middle School (5-8) Normandin Middle School (6-8) Roosevelt Middle School (6-8) Trinity Day Academy (5-12) Whaling City Junior/Senior High School (7-12)
High School(s)	New Bedford High (9-12)

School Info		
School Name	Elizabeth Carter Brooks School	Ellen R Hathaway School
Type of School	Elementary School	Elementary School
Grades Served	K-5	PK-5
Year Opened	1956	1962
Total Building Square Footage	34,720	35,300

School Info		
School Name	Elizabeth Carter Brooks School	Ellen R Hathaway School
Additions	N/A	N/A
Building Issues	Roof	Windows/Doors
2022-2023 Enrollment	275	236

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 26, 2022
Project Funding Agreement Authorization	On June 21, 2023 Board agenda
Reimbursement Rate	80.00%

Consultants	
Owner's Project Manager (the "OPM")	PCA 360
Designer	CGKV Architects, 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, CGKV Architects, Inc., recommends roof replacement at the Elizabeth Carter Brooks School and window and door replacement at the Ellen R. Hathaway School. The Designer has confirmed that the roof replacement at the Elizabeth Carter Brooks School and window and door replacement at the Ellen R. Hathaway School 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 with the District and its consultants.

At the Elizabeth Carter Brooks School, the District has provided a Total Project Budget of \$3,718,236, which includes a construction cost of \$2,791,123. Construction costs include:

- \$1,673,872 (\$43.84/sf) for the installation of 80 mil PVC roof membrane system (\$337,572 of which is ineligible for exceeding the \$35/sf roofing cost cap);
- \$465,100 for demolition and hazardous material abatement;
- \$145,368 for masonry, roof blocking and rough carpentry;
- \$419,923 for flashing and sealants;
- \$15,792 for insulation, roof hatches and metal ladder fabrication;
- \$13,509 for plumbing;
- \$34,375 for HVAC removal and reinstallation;
- and \$23,184 for electrical.

The District also proposed one add alternate for the following scope of work. The District may consider the add alternate if the construction bids come in lower than the estimated Construction Budget shown in the Total Project Budget.

- \$273,709 to remove and install new metal panel wall cladding.

At the Ellen R. Hathaway School, the District has provided a Total Project Budget of \$4,054,139, which includes a construction cost of \$3,038,097. Construction costs include:

- \$1,819,948 (267.88/sf) for aluminum framed curtainwalls and associated demolition;
- \$135,757 (\$131.29/sf) for aluminum window systems and associated demolition;
- \$85,549 (\$230.59/sf) for aluminum framed entrances and storefronts and associated demolition;
- \$159,754 for miscellaneous demolition and hazardous material abatement;
- \$170,691 for door installation and associated demolition;
- \$156,906 for blocking and framing;
- \$104,614 for metal angle supports;
- \$130,282 for flashing and sealants;
- \$34,434 for HVAC louvers and connections;
- \$69,154 for roller shades;
- \$171,008 for other associated window and door replacement work.

MSBA staff recommends the Estimated Total Facilities Grants and the Maximum Total Facilities Grants set forth in the table below subject to MSBA approval and audit:

Project Funding Agreement	Elizabeth Carter Brooks School	Ellen R Hathaway School
Enrollment	275	236
Total Square Feet	34,720	35,300
Project Budget ¹	\$3,383,301	\$3,689,567
Scope Exclusions/Ineligible Costs ²	\$439,039	\$43,851
Estimated Basis of Total Facilities Grant	\$2,944,262	\$3,645,716
Reimbursement Rate	80.00%	80.00%
Estimated Maximum Total Facilities Grant ³	\$2,355,410	\$2,916,573
Project Contingencies ⁴	\$334,935	\$364,572
Potentially Eligible Owner's and Construction Contingencies	\$122,678	\$151,905
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures ⁵	\$98,142	\$121,524
Total Project Budget	\$3,718,236	\$4,054,139
Maximum Total Facilities Grant ⁶	\$2,453,552	\$3,038,097

¹ Does not include Owner's or Construction Contingencies.

² *Scope exclusions/ineligible costs include direct roof cost in excess of \$35/sf eligible cap and soft costs that exceed 20% of the construction budget cap at the Elizabeth Carter Brooks School and soft costs that exceed 20% of the construction budget cap at the Ellen R Hathaway 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.*