

District: City of Fall River
 School Name: Resiliency Preparatory Academy
 Westall School
 Recommended Category: Project Funding Agreement
 Date: June 19, 2019

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Fall River for a roof and boiler replacement project at the Resiliency Preparatory Academy and a partial roof and boiler replacement project at the Westall School, also referred to as the Stone PK-12 School.

Staff recommends that execution of the Project Funding Agreement for the Resiliency Preparatory Academy be conditional upon the District providing an affirmation statement following the District’s determination of the applicability of Code of Massachusetts Regulations Title 521 at the Resiliency Preparatory Academy. Upon making the determination, the affirmation statement will inform the MSBA whether the estimated construction cost exceeds 30% of the assessed value of the building and, if it does, confirm the District’s intention to seek a variance for any additional accessibility work that would be required.

| District Info | |
|----------------------|--|
| District Name | City of Fall River |
| Elementary School(s) | 4 Schools (PK-5) 4 Schools (K-5) 2 Schools (PK-8) |
| Middle School(s) | Talbot Middle School (6-8) Morton Middle School (6-8) Matthew J. Kuss Middle School (6-8) |
| High School(s) | B.M.C Durfee High School (9-12) Resiliency Preparatory Academy (7-12) Westall School (PK-12) |

| School Info | | |
|-------------------------------|--------------------------------|------------------------|
| School Name | Resiliency Preparatory Academy | Westall School |
| Type of School | Middle-High School | High School |
| Grades Served | 7-12 | PK-12 |
| Year Opened | 1927 | 1908 |
| Total Building Square Footage | 170,996 | 45,630 |
| Additions | N/A | 1983, 2017 renovations |
| School Name | Resiliency Preparatory Academy | Westall School |
| Building Issues | Roof Boilers | Roof Boilers |
| 2018-2019 Enrollment | 191 | 50 |

| MSBA Votes | |
|---|-------------------------------|
| Invitation to Participate in the Accelerated Repair Program | June 27, 2018 |
| Project Funding Agreement Authorization | On June 26, 2019 Board agenda |
| Reimbursement Rate | 80.00% |

| Consultants | |
|-------------------------------------|---------------|
| Owner's Project Manager (the "OPM") | P-Three, Inc. |
| Designer | EDM |

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, EDM, recommends a roof and boiler replacement at the Resiliency Preparatory Academy and a partial roof and boiler replacement at the Westall School. The Designer has confirmed that each roof and boiler 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 Resiliency Preparatory Academy, the District has provided a Total Project Budget of \$6,088,821, which includes a construction cost of \$5,065,796. Construction costs include:

- \$1,139,116 (\$36.28/sf) for the 60 mil polyvinyl chloride ("PVC") roof (\$40,116 ineligible costs due to \$35.00/sf cap);
- \$402,192 for roof demolition;
- \$590,563 for roof flashing and blocking;
- \$123,344 for miscellaneous metals;
- \$142,027 for roof line masonry work;
- \$56,430 for concrete deck repairs;
- \$63,486 for copper standing seam roof at vents (\$15,871 ineligible costs for exceeding cap for copper);
- And \$170,522 for other associated roof replacement work.

- \$1,539,621 for the installation of three 2,776 MBH boilers;
- \$113,638 for plumbing associated with boiler work;
- \$63,731 for electrical associated with boiler work;
- \$181,388 for masonry work associated with boiler work;
- And \$70,487 for demolition, abatement and associated boiler work.

- \$366,462 for new ADA exterior ramp and entrance work; *
- And \$42,789 for ADA toilet room upgrades. *

- * If the affirmation statement that is described above confirms that the estimated construction cost exceeds 30% of the assessed value of the building, then, consistent with Accelerated Repair Program policy, construction costs and proportionally associated consultant costs for accessibility work included in the Total Project Budget will be ineligible for reimbursement thereby reducing the Maximum Total Facilities Grant.

At the Westall School, the District has provided a Total Project Budget of \$1,704,637, which includes a construction cost of \$1,329,587. Construction costs include:

- \$88,568 (\$36.30/sf) for the 60 mil polyvinyl chloride (“PVC”) roof (only 2,440sf therefore \$35.00/sf cap is not applied);
- \$58,008 for roof demolition;
- \$41,035 for roof flashing and blocking;
- \$104,525 for roof line masonry work;
- And \$34,602 for other associated roof replacement work.

- \$884,004 for the installation of two 3,040 MBH boilers;
- \$20,784 for plumbing associated with boiler work;
- \$44,747 for electrical associated with boiler work;
- And \$53,314 for demolition, abatement and other associated work.

| Project Funding Agreement | Resiliency Preparatory Academy | Westall School | District’s Total Proposed Budget |
|--|---------------------------------------|-----------------------|---|
| Enrollment | 191 | 57 | |
| Total Square Feet | 170,996 | 45,630 | |
| Project Budget ¹ | \$5,810,246 | \$1,631,537 | \$7,441,783 |
| Scope Exclusions/Ineligible Costs ² | \$62,487 | \$29,388 | \$91,875 |
| Estimated Basis of Total Facilities Grant | \$5,747,759 | \$1,602,149 | \$7,349,908 |
| Reimbursement Rate | 80% | 80% | 80% |
| Estimated Maximum Total Facilities Grant ³ | \$4,598,207 | \$1,281,719 | \$5,879,926 |
| Project Contingencies ⁴ | \$278,575 | \$73,100 | \$351,675 |
| Potentially Eligible Owner’s and Construction Contingencies | \$275,539 | \$66,455 | \$341,994 |
| Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures ⁵ | \$220,431 | \$53,164 | \$273,595 |
| Total Project Budget | \$6,088,821 | \$1,704,637 | \$7,793,458 |
| Maximum Total Facilities Grant ⁶ | \$4,818,638 | \$1,334,883 | \$6,153,521 |

¹ Does not include Owner’s or Construction Contingencies.

² Scope exclusions/ineligible costs include roof costs exceeding a \$35.00/sf cap, costs exceeding a cap for copper materials, and mailing and moving at the Resiliency Preparatory Academy, and

soft costs that exceed 20% of the construction budget cap and mailing and moving at the Westall 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 an Estimated Maximum Total Facilities Grant of \$5,879,926; however, the District may be eligible for up to an additional \$273,595 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 Maximum Total Facilities Grant of \$6,153,521 for a roof and boiler replacement project at the Resiliency Preparatory Academy and a partial roof and boiler replacement project at the Westall School.