

District: City of New Bedford  
 School Name: Elwyn G. Campbell Elementary School  
 Recommended Category: Project Funding Agreement  
 Date: August 18, 2021

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of New Bedford for a window/door and boiler replacement project at the Elwyn G. Campbell Elementary School.

<b>District Info</b>	
District Name	City of New Bedford
Elementary Schools	11 (PK-5) 8 (K-5)
Middle School	3 (6-8)
High School	1 (5-12) 1 (7-12) 1 (9-12)
Priority School Name	Elwyn G. Campbell Elementary School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1956
Existing Square Footage	46,749
Additions	1966
Building Issues	Windows/Doors/Boilers
2020-2021 Enrollment	265

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	December 16, 2020
Project Funding Agreement Authorization	On August 25, 2021 Board agenda
Reimbursement Rate	80.00%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	NV5
Designer	CSS Architects Inc.

**Discussion**

The OPM and Designer conducted a feasibility analysis of the facility and developed a Schematic Design including a proposed scope of work, schedule, and estimated budget. The District’s Designer, CSS Architects Inc., recommends window/door and boiler replacement at the Elwyn G. Campbell Elementary School. The Designer has confirmed that the windows/doors and boiler will be in compliance with the MSBA’s sustainability requirements.

MSBA staff reviewed the consultants’ existing conditions analysis and proposed schedule that were provided by the District. Also, MSBA staff discussed the scope and budget with the District and its consultants. The District has provided a Total Project Budget of \$7,924,694, which includes a construction cost of \$6,336,252. Construction costs include:

- \$580,533 (\$171.45/sf) for aluminum windows and associated demolition;
- \$174,819 (\$122.25/sf) for storefront windows and associated demolition;
- \$139,531(\$153.33/sf) for translucent panel windows and associated demolition;
- \$55,497 for window hazardous material abatement;
- \$233,945 for doors and hardware;
- \$134,447 for surrounding masonry repairs and replacements at the windows;
- \$99,788 for lintel replacement for windows;
- \$242,292 for miscellaneous and finish carpentry for windows;
- \$101,064 for other associated window costs.
- \$1,194,485 for two boilers (gas fired, 4691 MBH each);
- \$342,314 for demolition and other associated boiler replacement work;
- \$1,526,210 for accessibility compliance upgrades resulting from the estimated cost of the base scope exceeding 30% of the full and fair cash value of the building (ineligible for reimbursement);
- \$970,558 for flooring and ceiling replacement work (ineligible for reimbursement);
- and \$540,769 for additional HVAC, electrical, and vestibule work beyond the scope of the Accelerated Repair Program (ineligible for reimbursement).

<b>Project Funding Agreement</b>	
Enrollment: 265	District’s Proposed
Total Square Feet: 46,749	Project Budget
Project Budget <sup>1</sup>	\$7,576,332
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$3,632,031
Estimated Basis of Total Facilities Grant	\$3,944,301
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$3,155,441
Project Contingencies <sup>4</sup>	\$348,362
Potentially Eligible Owner’s and Construction Contingencies	\$179,093
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures <sup>5</sup>	\$143,274
Total Project Budget	\$7,924,694
Maximum Total Facilities Grant <sup>6</sup>	\$3,298,715

<sup>1</sup> Does not include Owner’s or Construction Contingencies.

<sup>2</sup> Scope exclusions/ineligible costs include accessibility compliance upgrades resulting from the estimated cost of the base scope exceeding 30% of the full and fair cash value of the building;

*costs associated with floor and ceiling replacement work; and costs associated with additional HVAC, electrical, and vestibule work beyond the scope of the Accelerated Repair Program.*

<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 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 \$3,155,441; however, the District may be eligible for up to an additional \$143,274 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 \$3,298,715 for the Project Funding Agreement for a window/door and boiler replacement project at the Elwyn G. Campbell Elementary School.