

District: City of Worcester
 School Name: Worcester Arts Magnet School
 Recommended Category: Project Funding Agreement
 Date: February 18, 2022

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Worcester for a roof replacement project at the Worcester Arts Magnet School.

District Info	
District Name	City of Worcester
Elementary Schools	1 (PK) 20 (PK-6) 13 (K-6)
Middle School	1 (6-8) 3 (7-8)
High School	1 (7-12) 5 (9-12) 1 (11-12)
Priority School Name	Worcester Arts Magnet School
Type of School	Elementary School
Grades Served	PK-6
Year Opened	1961
Existing Square Footage	56,657
Additions	1971
Building Issues	Roof
2021-2022 Enrollment	360

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	December 16, 2020
Project Funding Agreement Authorization	On March 2, 2022 Board agenda
Reimbursement Rate	80.00%

Consultants	
Owner’s Project Manager (the “OPM”)	Architectural Consulting Group, Inc.
Designer	Russo Barr Associates, 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, Russo Barr Associates, Inc., recommends a roof replacement at the Worcester Arts Magnet School. The Designer has confirmed that the roof replacement 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 \$6,993,509, which includes a construction cost of \$5,767,509. Construction costs include:

- \$2,053,803 (\$36.12/sf) for the installation of Ethylene Propylene Diene Monomer (“EPDM”) roof (\$63,743 is ineligible for reimbursement due to the \$35/square foot cost cap on roof replacements);
- \$284,187 for associated demolition and hazardous material abatement;
- \$110,683 for temporary roof protection and disposal of demolition materials;
- \$139,839 for masonry, carpentry and steel deck replacement;
- \$227,438 for sheet metal flashing;
- \$92,424 for roof accessories, sealants, cutting and patching;
- \$80,910 for finishes, roof drains and flashings;
- \$146,757 for HVAC and electrical;
- \$2,388,647 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);
- and \$242,821 for sitework (ineligible for reimbursement).

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

Project Funding Agreement	
Enrollment: 360	District’s Proposed
Total Square Feet: 56,657	Project Budget
Project Budget ¹	\$6,673,509
Scope Exclusions/Ineligible Costs ²	\$3,108,623
Estimated Basis of Total Facilities Grant	\$3,564,886
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant ³	\$2,851,909
Project Contingencies ⁴	\$320,000
Potentially Eligible Owner’s and Construction Contingencies	\$168,976
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures ⁵	\$135,181
Total Project Budget	\$6,993,509
Maximum Total Facilities Grant ⁶	\$2,987,090

¹ Does not include Owner’s or Construction Contingencies.

² Scope exclusions/ineligible costs include roof replacement costs in excess of \$35.00/sf cap, accessibility compliance upgrades resulting from the estimated cost of the base scope exceeding 30% of the full and fair cash value of the building and sitework.

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.*