

District: City of Gloucester
 School Name: Ralph B. O'Maley Middle School
 Recommended Category: Project Funding Agreement
 Date: August 24, 2022

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Gloucester for a window and door replacement project at the Ralph B. O'Maley Middle School.

District Info	
District Name	City of Gloucester
Elementary Schools	Gloucester PreSchool (PK) Beeman Memorial School (K-5) East Gloucester Elementary School (K-5) Plum Cove School (K-5) Veterans Memorial School (K-5) West Parish School (K-5)
Middle School	Ralph B. O'Maley Middle School (6-8)
High School	Gloucester High School (9-12)
Priority School Name	Ralph B. O'Maley Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1973
Existing Square Footage	264,059
Additions	N/A
Building Issues	Windows/Doors
2021-2022 Enrollment	630

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 27, 2021
Project Funding Agreement Authorization	On August 31, 2022 Board agenda
Reimbursement Rate	61.02%

Consultants	
Owner's Project Manager (the "OPM")	Leftfield, LLC
Designer	Civitects PC

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, Civitects PC, recommends window/door replacement at the Ralph B. O'Maley Middle School. The Designer has confirmed that the window/door 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 \$6,421,887, which includes a construction cost of \$5,317,751. Construction costs include:

- \$806,600 (\$147.57/sf) for storefront systems;
- \$460,043 (\$275.64/sf) for curtainwall assemblies;
- \$2,338,592 (\$265.18/sf) for aluminum windows and associated demolition;
- \$42,391 for miscellaneous demolition;
- \$293,939 for hazardous material abatement for windows, curtainwalls, storefronts, flashing and soffits;
- \$191,918 for patching concrete walls and slab, and wood blocking and soffit;
- \$167,900 for scupper, downspout, sealants and caulking;
- \$337,789 for door and door hardware;
- \$206,258 for gypsum wallboard and other finishes, window treatments and guardrails;
- \$112,900 for HVAC, electrical, access control and fire alarm;
- \$54,593 for accessibility compliance upgrades;
- \$193,743 for metal framed skylights and associated demolition (ineligible for reimbursement);
- \$52,378 for hazmat abatement for flooring and skylight (ineligible for reimbursement);
- and \$58,707 for rooftop exhaust fan, new HVAC equipment, J-box and fan feed (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: 630	District’s Proposed
Total Square Feet: 264,059	Project Budget
Project Budget ¹	\$6,129,411
Scope Exclusions/Ineligible Costs ²	\$304,828
Estimated Basis of Total Facilities Grant	\$5,824,583
Reimbursement Rate	61.02%
Estimated Maximum Total Facilities Grant ³	\$3,554,161
Project Contingencies ⁴	\$292,476
Potentially Eligible Owner’s and Construction Contingencies	\$275,711
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures ⁵	\$168,239
Total Project Budget	\$6,421,887
Maximum Total Facilities Grant ⁶	\$3,722,400

¹ Does not include Owner’s or Construction Contingencies.

² *Scope exclusions/ineligible costs include costs associated with ineligible hazmat abatement, flashing at roof exhaust fan, new HVAC equipment, dome skylight and j-box at roof exhaust fan.*

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.*