

District: City of Fall River  
 School Name: James Tansey Elementary School  
 Samuel Watson Elementary School  
 Recommended Category: Project Funding Agreement  
 Date: June 20, 2018

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Fall River for a window/door and partial boiler replacement project at the James Tansey Elementary School and a roof, window/door and partial boiler replacement project at the Samuel Watson Elementary School.

<b>District Info</b>	
District Name	City of Fall River
Elementary School(s)	4 (PK-5) 4 (K-5) 1 (PK-7) 1 (PK-8)
Middle School(s)	1 (4-8) 3 (6-8) 1 (7-8)
High School(s)	3 (9-12)

<b>School Info</b>		
School Name	James Tansey Elementary School	Samuel Watson Elementary School
Type of School	Elementary School	Elementary School
Grades Served	K-5	K-5
Year Opened	1951	1905
Total Building Square Footage	26,689	45,332
Additions	1995- modular addition	1923
Building Issues	Windows/Doors/ Boilers	Roof Windows/Doors/ Boilers
2017-2018 Enrollment	315	291

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	May 12, 2017
Project Funding Agreement Authorization	On June 27, 2018 Board agenda
Reimbursement Rate	79.58%

<b>Consultants</b>	
Owner's Project Manager (the "OPM")	exPERTcon, Inc.
Designer	Tighe & Bond, 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, Tighe & Bond, Inc., recommends a window/door and partial boiler replacement project at the James Tansey Elementary School and a roof, window/door and partial boiler replacement project at the Samuel Watson Elementary School. The Designer has confirmed that the roof, windows/doors and boilers 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 James Tansey Elementary School, the District has provided a Total Project Budget of \$2,970,496, which includes a construction cost of \$2,358,799. Construction costs include:

- \$663,308 (\$237.66/sf) for aluminum windows;
- \$110,236 (\$130.46/sf) for translucent panel windows;
- \$9,929 (\$141.85/sf) for storefront windows;
- \$54,357 for window abatement;
- \$74,433 for window flashing and joint sealants;
- \$50,219 for exterior doors;
- \$70,954 for painting at windows and doors;
- \$406,460 for miscellaneous and finish carpentry for windows;
- \$103,641 for costs associated with gypsum repair for window replacement;
- \$74,555 for window shades, miscellaneous demo and other associated costs;
  
- \$417,438 for installation of two boilers;
- \$61,438 for demolition and other associated boiler replacement work;
  
- \$236,899 for ADA 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 \$24,932 for tile replacement work (ineligible for reimbursement).

At the Samuel Watson Elementary School, the District has provided a Total Project Budget of \$10,202,644, which includes a construction cost of \$8,692,553. Construction costs include:

- \$1,112,334 (\$208.89/sf) for aluminum windows;
- \$20,189 (\$121.62/sf) for storefront windows;
- \$309,320 for lintel replacement for windows;
- \$237,515 for window abatement;
- \$159,516 for window joint sealants;
- \$83,020 for exterior doors;

- \$87,382 for painting at windows and doors;
- \$528,673 for miscellaneous and finish carpentry for windows;
- \$76,239 for costs associated with gypsum repair for window replacement;
- \$143,273 for window shades, miscellaneous demo and other associated costs;
  
- \$315,734 (\$33.57/sf) for the polyvinyl chloride (“PVC”) roof;
- \$474,913 for structural roof work;
- \$353,070 for demolition and other associated roof work;
  
- \$502,817 for installation of two boilers;
- \$91,596 for demolition and other associated boiler replacement work;
  
- \$2,828,965 for ADA 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);
  
- \$1,146,378 for new fire alarm system (ineligible for reimbursement);
  
- And \$221,619 for tile replacement work (ineligible for reimbursement).

<b>Project Funding Agreement</b>	<b>James Tansey Elementary School</b>	<b>Samuel Watson Elementary School</b>	<b>District’s Total Proposed Budget</b>
Enrollment	315	291	
Total Square Feet	26,689	45,332	
Project Budget <sup>1</sup>	\$2,842,874	\$9,746,928	\$12,589,802
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$316,833	\$4,706,013	\$5,022,846
Estimated Basis of Total Facilities Grant	\$2,526,041	\$5,040,915	\$7,566,956
Reimbursement Rate	79.58%	79.58%	79.58%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$2,010,223	\$4,011,560	\$6,021,783
<b>Project Contingencies<sup>4</sup></b>			
Project Contingencies <sup>4</sup>	\$127,622	\$455,716	\$583,338
Potentially eligible owner’s and construction contingencies	\$104,848	\$245,868	\$350,716
Potential additional grant funds for eligible owner’s and construction contingency expenditures <sup>5</sup>	\$83,438	\$195,662	\$279,100
<b>Total Project Budget</b>			
Total Project Budget	\$2,970,496	\$10,202,644	\$13,173,140
<b>Maximum Total Facilities Grant<sup>6</sup></b>			
Maximum Total Facilities Grant <sup>6</sup>	\$2,093,661	\$4,207,222	\$6,300,883

<sup>1</sup> Does not include owner’s or construction contingencies.

<sup>2</sup> Scope exclusions/ineligible costs include costs associated with ADA 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 the tile replacement work, costs associated with the fire alarm system and soft costs that exceed 20% of the construction budget cap. Scope

*exclusions/ineligible costs do not include ineligible construction contingency in excess of the 5% construction budget cap and owner's contingency in excess of the 0.5% construction budget cap.*

<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. Scope exclusions/ineligible costs include construction contingency in excess of the 5% construction budget cap.*

<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 \$6,021,783; however, the District may be eligible for up to an additional \$279,100 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 \$6,300,883 for a window/door and partial boiler replacement project at the James Tansey Elementary School and a roof, window/door and partial boiler replacement project at the Samuel Watson Elementary School.