

District: City of Worcester  
 School Name: Challenge and Reach Academy  
 Recommended Category: Project Funding Agreement  
 Date: August 21, 2019

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Worcester for a roof, window/door and boiler replacement project at the Challenge and Reach Academy.

<b>District Info</b>	
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	Challenge and Reach Academy
Type of School	High School
Grades Served	4-10
Year Opened	1897
Existing Square Footage	27,813
Additions	1947
Building Issues	Roof/Windows/Doors/Boilers
2018-2019 Enrollment	60

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	June 27, 2018
Project Funding Agreement Authorization	On August 28, 2019 Board agenda
Reimbursement Rate	78.95%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Arcadis U.S., Inc.
Designer	Johnson Roberts 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, Johnson Roberts Associates, Inc., recommends a roof, window/door, and boiler replacement project at the Challenge and Reach Academy. The

Designer has confirmed that the scope of work 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 \$6,075,849, which includes a construction cost of \$4,988,468. Construction costs include:

- \$205,146 (\$23.08/sq. ft.) for a new 60-mil ethylene propylene diene terpolymer (“EPDM”) roof;
- \$196,181 for associated demolition and abatement;
- \$71,725 to repoint the chimney at roof level;
- \$85,182 in roof-level carpentry and misc. metals;
- and \$89,506 in other associated roof work.
  
- \$865,658 (\$245.02/sq. ft.) for new aluminum windows;
- \$109,346 in associated abatement;
- \$486,630 to repoint masonry around window openings;
- \$322,656 in associated carpentry, painting, and drywall;
- \$186,117 for rock guard system at window level;
- and \$121,420 in other associated window and door work.
  
- \$279,560 for installation of two 3,350 MBH boilers;
- \$38,316 to remove underground storage tanks (ineligible for reimbursement);
- \$191,165 for building system controls (ineligible for reimbursement);
- \$239,742 for electrical work;
- and \$119,378 in other associated boiler work.
  
- \$1,380,740 in accessibility upgrades, including a new elevator and vestibule, resulting from the estimated cost of the base scope exceeding 30% of the full and fair cash value of the building (ineligible for reimbursement).

<b>Project Funding Agreement</b>	
Enrollment: 60	District’s Proposed
Total Square Feet: 27,813	Project Budget
Project Budget <sup>1</sup>	\$5,801,484
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$1,872,663
Estimated Basis of Total Facilities Grant	\$3,928,821
Reimbursement Rate	78.95%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$3,101,805
Project Contingencies <sup>4</sup>	\$274,365
Potentially Eligible Owner’s and Construction Contingencies	\$185,803
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures <sup>5</sup>	\$146,691

Total Project Budget	\$6,075,849
Maximum Total Facilities Grant <sup>6</sup>	\$3,248,496

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

<sup>2</sup> Scope exclusions/ineligible costs include costs associated with soil abatement, costs associated with underground storage tank removal, costs associated with new building system controls, and 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.

<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 \$3,101,805; however, the District may be eligible for up to an additional \$146,691 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 \$3,248,496 for the Project Funding Agreement for a roof, window/door and boiler replacement project at the Challenge and Reach Academy.