

District: City of Worcester
 School Name: Burncoat Street Preparatory School
 Lincoln Street School
 Tatnuck Magnet School
 Vernon Hill School
 Worcester East Middle School
 Recommended Category: Project Funding Agreement
 Date: February 6, 2020

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Worcester for a partial roof replacement project at the Burncoat Street Preparatory School, a boiler replacement project at the Lincoln Street School, a roof replacement project at the Tatnuck Magnet School, a roof replacement project at the Vernon Hill School, and a roof replacement project at the Worcester East Middle School.

District Info	
District Name	City of Worcester
Elementary School(s)	1 (PK) 20 (PK-6) 13 (K-6)
Middle School(s)	2 (6-8) 2 (7-8)
High School(s)	1 (7-12) 5 (9-12) 1 (11-12)

Please see attached Table (1) for **School Information**.

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 26, 2019
Project Funding Agreement Authorization	On February 13, 2020 Board agenda
Reimbursement Rate	78.95%

Consultants	
Owner’s Project Manager (the “OPM”)	exPERTcon, Inc.
Designer	Habeeb & Associates Architects, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of each facility and developed Schematic Designs including proposed scopes of work, schedules, and estimated budgets. The District’s Designer, Habeeb & Associates, Architects, recommends a partial roof replacement project at the Burncoat Street Preparatory School, a boiler replacement project at the Lincoln

Street School, a roof replacement project at the Tatnuck Magnet School, a roof replacement project at the Vernon Hill School, and a roof replacement project at the Worcester East Middle School. 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 analyses and proposed schedules that were provided by the District. Also, MSBA staff discussed the scopes and budgets for the projects with the District and its consultants.

At the Burncoat Street Preparatory School, the District has provided a Total Project Budget of \$1,017,713, which includes a construction cost of \$755,358. Construction costs include:

- \$287,958 (\$29.34 /sf) for a new 90-mil polyvinyl chloride ("PVC") roof;
- \$132,123 for associated demolition and hazardous materials abatement;
- \$110,760 for roof level masonry, carpentry, and flashing;
- \$141,518 for eligible ADA upgrades;
- and \$82,999 in associated roof work.

At the Lincoln Street School, the District has provided a Total Project Budget of \$1,346,274, which includes a construction cost of \$1,050,753. Construction costs include:

- \$756,225 (2088 MBH, gas fired hot water) for the installation of two new boilers;
- \$83,135 for associated demolition and hazardous materials abatement;
- \$118,496 for patching and painting the boiler room;
- and \$92,897 in associated boiler work.

At the Tatnuck Magnet School, the District has provided a Total Project Budget of \$2,025,697, which includes a construction cost of \$1,596,279. Construction costs include:

- \$840,034 (\$30.07/sf) for a new 90-mil polyvinyl chloride ("PVC") roof;
- \$322,233 for associated demolition and hazardous materials abatement;
- \$105,193 for roof level masonry, carpentry, and deck repair;
- \$116,445 for flashing, drains, and scuppers;
- \$129,108 for eligible ADA upgrades;
- and \$83,266 in associated roof work.

At the Vernon Hill School, the District has provided a Total Project Budget of \$2,504,165, which includes a construction cost of \$2,006,936. Construction costs include:

- \$945,514 (\$28.88/sf) for a new 90-mil polyvinyl chloride ("PVC") roof;
- \$328,495 for associated demolition and hazardous materials abatement;
- \$151,993 for roof level masonry, carpentry, and deck repair;
- \$198,852 for flashing and drains;
- \$14,737 for a new exhaust fan (ineligible);
- \$284,566 for eligible ADA upgrades;
- and \$82,779 in associated roof work.

At the Worcester East Middle School, the District has provided a Total Project Budget of \$2,968,689, which includes a construction cost of \$2,390,954. Construction costs include:

- \$1,382,638 (\$28.94/sf) for a new 90-mil polyvinyl chloride (“PVC”) roof;
- \$424,911 for associated demolition and hazardous materials abatement;
- \$151,680 for roof level masonry, carpentry, and deck repair;
- \$190,566 for flashing and drains;
- \$55,609 for gymnasium window work (ineligible);
- \$69,833 in eligible ADA upgrades;
- and \$115,717 in associated roof work.

Please see attached Table (2) for **Project Funding Agreement Information**.

MSBA staff recommends a combined Estimated Maximum Total Facilities Grant of \$7,380,870; however, the District may be eligible for up to an additional \$329,353 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 combined Maximum Total Facilities Grant of \$7,710,223 for a partial roof replacement project at the Burncoat Street Preparatory School, a boiler replacement project at the Lincoln Street School, a roof replacement project at the Tatnuck Magnet School, a roof replacement project at the Vernon Hill School, and a roof replacement project at the Worcester East Middle School.

Table 1: School Information

School Info					
School Name	Burncoat Street Preparatory School	Lincoln Street School	Tatnuck Magnet School	Vernon Hill School	Worcester East Middle School
Type of School	Elementary	Elementary	Elementary	Elementary	Middle
Grades Served	K-6	K-6	PK-6	PK-6	7-8
Year Opened	1916	1929	1960	1931	1924
Existing Square Footage	29,844	25,766	42,384	83,060	155,392
Additions	1925	N/A	N/A	N/A	N/A
Building Issues	Roof	Boiler	Roof	Roof	Roof
2018-2019 Enrollment	309	255	410	517	766

Table 2: Project Funding Agreement Information

Project Funding Agreement	Burncoat Street Preparatory School	Lincoln Street School	Tatnuck Magnet School	Vernon Hill School	Worcester East Middle School	District's Total Proposed Budget
Enrollment	309	255	410	517	766	
Total Square Feet	29,844	25,766	42,384	83,060	155,392	
Project Budget ¹	\$976,168	\$1,288,482	\$1,937,902	\$2,393,783	\$2,837,186	\$9,433,521
Scope Exclusions/Ineligible Costs ²	\$0	\$0	\$14,386	\$14,737	\$55,609	\$84,732
Estimated Basis of Total Facilities Grant	\$976,168	\$1,288,482	\$1,923,516	\$2,379,046	\$2,781,577	\$9,348,789
Reimbursement Rate	78.95%	78.95%	78.95%	78.95%	78.95%	78.95%
Estimated Maximum Total Facilities Grant ³	\$770,685	\$1,017,257	\$1,518,616	\$1,878,257	\$2,196,055	\$7,380,870
Project Contingencies ⁴	\$41,545	\$57,792	\$87,795	\$110,382	\$131,503	\$429,017
Potentially Eligible Owner's and Construction Contingencies	\$41,545	\$57,792	\$79,814	\$109,571	\$128,444	\$417,166
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures ⁵	\$32,800	\$45,627	\$63,013	\$86,506	\$101,407	\$329,353
Total Project Budget	\$1,017,713	\$1,346,274	\$2,025,697	\$2,504,165	\$2,968,689	\$9,862,538
Maximum Total Facilities Grant⁶	\$803,485	\$1,062,884	\$1,581,629	\$1,964,763	\$2,297,462	\$7,710,223

¹ Does not include Owner's or Construction Contingencies.

² Scope exclusions/ineligible costs include soft costs that exceed 20% of the construction budget cap at the Tatnuck Magnet School, new HVAC equipment at the Vernon Hill School, and new windows outside of invited ARP scope at the Worcester East Middle School.

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.