



# CITY OF NEW BEDFORD

## CITY COUNCIL

February 25, 2016

AN ORDER APPROPRIATING \$18,128,896 FOR ACCELERATED REPAIR PROJECTS AT CARNEY ACADEMY, HAYDEN MCFADDEN ELEMENTARY SCHOOL, CASIMIR PULASKI ELEMENTARY SCHOOL AND ALFRED J. GOMES ELEMENTARY SCHOOL AND FURTHER AMENDING THE ORDER PASSED JANUARY 8, 2015 AND AMENDED JULY 16, 2015 TO PROVIDE THAT THE \$1,000,000 PORTION OF SUCH ORDER ALLOCABLE TO SCHOOL PROJECTS SHALL BE ALLOCATED TO SUCH ACCELERATED REPAIR PROJECTS.

BE IT ORDERED, BY THE CITY COUNCIL OF THE CITY OF NEW BEDFORD AS FOLLOWS:

That the City appropriate the amount of Eighteen Million One Hundred Twenty-Eight Thousand Eight Hundred Ninety-Six (\$18,128,896) Dollars for the purpose of paying the costs of the following accelerated repair projects, including the payment of all costs incidental or related thereto (the "Projects"):

<u>School</u>	<u>Project</u>	<u>Project Budget Amount</u>
Sgt. William H. Carney Academy 247 Elm Street, New Bedford	Replacement of Windows, Doors and Boilers	\$4,952,071
Hayden McFadden Elementary School 361 Cedar Grove, New Bedford	Replacement of Windows, Doors and Boilers	\$5,585,891
Casimir Pulaski Elementary School 1097 Braley Road, New Bedford	Replacement of Windows, Doors and Boilers	\$2,978,813
Alfred J. Gomes Elementary School 286 S. Second Street, New Bedford	Replacement of Windows and Doors	\$4,612,121

which proposed repair projects would materially extend the useful life of the schools and preserve assets that otherwise are capable of supporting the required educational program, and for which the City has applied for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the School Committee. To meet this appropriation the Treasurer with the approval of the

Mayor and the Committee on Finance is authorized to borrow said amount under M.G.L. Chapter 44, Chapter 70B, or pursuant to any other enabling authority. The City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City incurs in excess of any grant that may be received from the MSBA shall be the sole responsibility of the City; provided further that any grant that City of New Bedford may receive from the MSBA for the Project shall not exceed the lesser of (1) seventy-nine and fifty-eight hundredths percent (79.58%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; and provided that the amount of borrowing authorized pursuant to this order shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the City and the MSBA; and further that the amount appropriated and authorized to be borrowed under this order shall be reduced by a transfer of \$1,000,000 of the appropriation and borrowing authority for the repair and renovation of school facilities authorized by the order of the City Council passed January 8, 2015 as amended on July 16, 2015, pursuant to the amendment to such order set forth below; and that the Treasurer is authorized to file an application with the Municipal Finance Oversight Board to qualify under Chapter 44A of the General Laws any or all the bonds and to provide such information and execute such documents as the Municipal Finance Oversight Board may require for these purposes;

FURTHER ORDERED, that the order of the City Council passed January 8, 2015 and approved by the Mayor on January 12, 2015, as amended by the order of the City Council passed July 16, 2015 and approved by the Mayor on July 17, 2015, is hereby further amended by removing the last paragraph thereof and replacing it with the following:

“That \$1,000,000 of the \$4,970,000 appropriation and borrowing authority under this order allocable to the repair and renovation of school facilities shall be allocated for the purpose of paying \$1,000,000 of the costs of the Accelerated Repair Projects at Carney Academy, Hayden McFadden Elementary School, Casimir Pulaski Elementary School, and the Alfred J. Gomes Elementary School, which projects are to be funded in part by a grant from the Massachusetts School Building Authority, all as set forth in the order of the City Council with respect to such projects dated the date of this amendment.”

Total Project Budget

New Bedford Public Schools  
Casimir Pulaski Elementary School

1/20/2015

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Basis of Estimated Total Facilities Grant or Otherwise Ineligible	Basis of Estimated Total Facilities Grant <sup>1</sup>	Estimated Maximum Total Facilities Grant <sup>1</sup>
<b>Total Project Budget</b>				
OPM Feasibility Study	\$9,930		\$9,930	
A&E Feasibility Study	\$90,284		\$90,284	
Env. & Site			\$0	
Other	\$5,000		\$5,000	
<b>Feasibility Study Agreement Subtotal</b>	<b>\$105,214</b>	<b>\$0</b>	<b>\$105,214</b>	<b>\$83,729</b>
Legal Fees	\$15,000	\$15,000	\$0	\$0
Design Development			\$0	
Construction Contract Documents	\$22,260		\$22,260	
Bidding	\$7,320		\$7,320	
Construction Contract Administration	\$192,690		\$192,690	
Closure	\$14,100		\$14,100	
Extra Services			\$0	
Reimbursable & Other Services			\$0	
Cost Estimates			\$0	
Advertising			\$0	
Permitting			\$0	
Owner's Insurance			\$0	
Other Administrative Costs			\$0	
<b>Administration Subtotal</b>	<b>\$281,360</b>	<b>\$15,000</b>	<b>\$236,360</b>	<b>\$184,089</b>
Basic Services			\$0	
Design Development			\$0	
Construction Contract Documents	\$115,842		\$115,842	
Bidding	\$8,557		\$8,557	
Construction Contract Administration	\$45,898		\$45,898	
Closure	\$4,371		\$4,371	
Other Basic Services			\$0	
<b>Basic Services Subtotal</b>	<b>\$172,668</b>	<b>\$0</b>	<b>\$172,668</b>	
Construction testing			\$0	
Printing (over minimum)	\$5,000		\$5,000	
Other Reimbursable Costs			\$0	
Hazardous Materials	\$30,000		\$30,000	
Geotech & Geo-Env.			\$0	
Site Survey			\$0	
Wetlands			\$0	
Traffic Studies			\$0	
<b>Architectural/Engineering Subtotal</b>	<b>\$207,888</b>	<b>\$0</b>	<b>\$207,888</b>	<b>\$186,263</b>
CM & Risk Procurement Services			\$0	
Pre-Construction Services			\$0	\$0
Land/Building Purchase			\$0	
Appraisal Fees			\$0	
Recording fees			\$0	
<b>Site Acquisition Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
Construction Costs			\$0	
Construction Budget			\$0	
GMP Fee			\$0	
GMP Insurance			\$0	
GMP Contingency			\$0	
Division 1 - General Requirements	\$529,420			
Division 2 - Existing Conditions	\$556,854			
Division 3 - Concrete				
Division 4 - Masonry				
Division 5 - Metals				
Division 6 - Woods, Plastics and Composites	\$33,378			
Division 7 - Thermal and Moisture Protection	\$157,972			
Division 8 - Openings	\$363,341			
Division 9 - Finishes	\$13,660			
Division 10 - Specialties	\$8,560			
Division 11 - Equipment				
Division 12 - Furnishings	\$26,430			
Division 13 - Special Construction				
Division 14 - Conveying Systems				
Division 21 - Fire Suppression				
Division 22 - Plumbing	\$29,650			
Division 23 - HVAC	\$409,709			
Division 25 - Integrated Automation				
Division 26 - Electrical	\$56,200			
Division 27 - Communications	\$90,300			
Division 28 - Electronic Safety and Security				
Division 31 - Earthwork				
Division 32 - Exterior Improvements				
Division 33 - Utilities				
<b>Construction Budget</b>	<b>\$8,274,474</b>	<b>\$0</b>	<b>\$2,274,474</b>	<b>\$1,810,028</b>

Soft Cost Reimbursement

Est'd Budget	Excluded	Eligible Soft Costs Category	ProRated 20% Exclusion
\$266,290	\$15,000	Administration	\$48,699
\$297,953	\$0	A/E Services	\$57,742
		Miscellaneous Proj Costs	\$2,907
		Sum of Three Soft Costs	\$564,243
		Site Acquisition	\$0
		Miscellaneous Proj Costs	\$0
		Owners Contingency	\$0
		Total Eligible Soft Costs	\$564,243

Construction Costs associated with Soft Cost Cap Calculation

Est'd Budget	Construction Costs Category	20% Soft Cost Allowance
\$0	CM Preconstruction services	\$0
\$2,274,474	Construction Cost	\$2,274,474
	Construction Contingency	\$0
	Total Construction Cost	\$2,274,474
	Reimbursable Soft Cost	\$454,695

Eligible minus Reimbursable  
 If Eligible minus Reimbursable is negative, then no exclusion is applied.  
 If Eligible minus Reimbursable is positive, then the value is entered into the line "Soft Costs that exceed 20% of Construction Cost" in the Ineligible column.

Construction Budget	Eligible Fees	Total % of Constr	OPM Fee @ 10.00%
OPM Services	\$246,290	10.83%	\$227,447
Basic Services	\$8,557	0.22%	
Extra Services	\$5,000		
<b>Designer Services</b>	<b>\$262,953</b>	<b>11.56%</b>	<b>\$341,171</b>
Basic Services	\$8,557		
Extra Services	\$35,000	1.34%	

Direct Scope	Designer Cost Est.		S/L/A/M Collaborative VJ Associates		Total	
	direct cost	square footage	direct cost/ft	markup cost	total cost/ft	total cost
Aluminum Storefront & Demo	\$25,352	228	\$111.00	\$33,878	\$146,598	
Aluminum Windows & Demo	\$199,394	2,167	\$92.00	\$29,846	\$119,911	
<b>Windows Total</b>	<b>\$225,356</b>	<b>2,395</b>	<b>\$94.00</b>	<b>\$263,726</b>	<b>\$132,944</b>	
<b>Boiler Total</b>	<b>\$361,098</b>	<b>130,332</b>	<b>\$2,771</b>	<b>\$470,784</b>	<b>\$5,891</b>	
<b>Total Direct Costs</b>	<b>\$586,656</b>	<b>130,332</b>	<b>\$393</b>	<b>\$764,618</b>	<b>\$5,87</b>	
Associated Scope						
	assoc cost	square footage	assoc cost/ft	markup cost	total cost/ft	total cost
Abatement (windows & doors)	\$523,114	1	\$523,114.00	\$662,338	\$62,339.33	
Misc. Demo	\$4,450	1	4,450.00	\$5,800	5,800.00	
Demo (doors)	\$2,100	1	2,100.00	\$2,737	2,737.10	
Doors	\$73,350	1	73,350.00	\$95,884	\$5,885.83	
Door Operators	\$35,000	6	6,500.00	\$90,632	6,471.99	
Metal wall panels at window	\$132,000	1,660	80.00	\$173,086	\$104.27	
Wood blocking @ windows	\$15,178	1	15,178.00	\$20,043	20,043.43	
Painting @ windows	\$5,360	134	\$40.00	\$6,888	\$2.14	
Joint sealants	\$25,172	16,136	1.56	\$32,808	\$2.08	
Vandal screens	\$56,175	2,167	\$25.00	\$70,611	\$32.56	
Electrical (Wiring for door contacts)	\$10,000	21	\$500.00	\$13,986	\$651.69	
Communications (door security)	\$51,500	1	\$51,500.00	\$70,628	\$106,225.75	
Roller shades	\$26,000	1,762	15.00	\$34,440	\$19.55	
<b>Total Associated Windows &amp; Doors</b>	<b>\$993,020</b>	<b>2,395</b>	<b>415.00</b>	<b>\$1,295,470</b>	<b>\$40.91</b>	
Toilet room work	\$22,000	1	\$22,000.00	\$29,456	\$29,456.49	
Painting @ toilet room	\$1,000	1	1,500.00	\$1,650	1,955.07	
Signage/signades	\$1,000	1	2,700.00	\$3,597	\$3,597.34	
Painting	\$37,000	1	27,700.00	\$36,104	\$4,103.11	
Controls	\$38,500	1	\$38,500.00	\$92,180	\$50,180.25	
Electrical (Boiler Room)	\$38,000	1	\$38,000.00	\$49,620	\$49,619.50	
Electrical (ADA Toilet Rooms)	\$6,000	1	8,400.00	\$8,342	\$8,341.65	

**Total Project Budget**

New Bedford Public Schools  
Casimir Pulaski Elementary School

1/20/2015

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Basis of Estimated Total Facilities Grant or Otherwise Ineligible	Basis of Estimated Total Facilities Grant <sup>1</sup>	Estimated Maximum Total Facilities Grant <sup>1</sup>	
			\$0		Communications (fire alarm system) \$8,800 1 8,800.00 \$11,470 11,469.77
			\$0		Boiler room galv. Stair \$18,000 1 18,000.00 \$23,461 23,460.90
			\$0		Total Associated Boiler \$164,960 130,330 1,200 \$214,465 1,650
<b>Alternates Subtotal<sup>3</sup></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	Total Associated Costs \$1,158,459 1 \$1,509,365 1,908,695.00
Utility company Fees			\$0		Total Window Costs \$1,219,285 \$1,589,196
Testing Services	\$15,000		\$15,000		Total Boiler Costs \$525,769 \$685,278
Swing Space/Modulars			\$0		
Other Project Costs (Mailing & Moving)			\$0		
<b>Misc. Project Costs Subtotal</b>	<b>\$15,000</b>	<b>\$0</b>	<b>\$15,000</b>	<b>\$11,837</b>	Construction Budget Costs \$1,748,054 1 \$2,274,474 2,274,474.00
<b>Furnishings and Outlets</b>					
Furnishings			\$0		Board Memo Information
Equipment			\$0		Construction Budget Check
Computer Equipment			\$0		
<b>FF&amp;E Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
Soft Costs that exceed 20% of Const'n Cost			-\$108,348		
<b>Project Budget</b>	<b>\$2,853,717</b>	<b>\$124,344</b>	<b>\$2,729,369</b>	<b>\$2,172,032</b>	

Board Authorization	
Project Budget	\$2,853,717
Scope Items Excluded or Otherwise Ineligible	-\$124,344
Basis of Estimated Total Facilities Grant <sup>1</sup>	\$2,729,369
Reimbursement Rate	79.58%
Estimated Maximum Total Facilities Grant <sup>1</sup>	\$2,172,032

Total Construction Contingency <sup>2</sup>	\$113,724
Total Owner's Contingency <sup>2</sup>	\$11,372
Potentially Eligible Construction Contingency <sup>2</sup>	\$113,724
Potentially Eligible Owner's Contingency <sup>2</sup>	\$11,372
Total Potentially Eligible Contingency <sup>2</sup>	\$125,096
Reimbursement Rate	79.58%
Potential Additional Contingency Grant Funds <sup>2</sup>	\$89,651
Maximum Total Facilities Grant	\$2,271,583
Total Project Budget	\$2,976,813

Contingency Cap Calculations	
Construction Budget	\$2,274,474
Eligible Constr Cont Cap @ 5%	\$113,724
Construction Budget	\$2,274,474
Eligible Soft Cost Cap @ 0.5%	\$11,372

This document was prepared by the MSBA based on a preliminary review of information and estimates provided by the Owner's Project Manager of the City of New Bedford for the Casimir Pulaski Elementary School project. Based on this preliminary review, certain budget, cost and scope items have been determined to be ineligible for reimbursement. However, this document does not contain a final, exhaustive list of all budget, cost and scope items which may be eligible for reimbursement by the MSBA. Nor is it intended to be a final determination of which budget, cost and scope items may be eligible for reimbursement by the MSBA. All project budget, cost and scope items shall be subject to review and audit by the Authority, and the Authority shall determine, in its sole discretion whether any such budget, cost and scope items are eligible for reimbursement. The MSBA may determine that certain additional budget, cost and scope items are ineligible for reimbursement.

1. The estimated maximum facilities grant established for the Project Funding Agreement does not include any potentially eligible contingency funds and is subject to review and audit by the MSBA. At the time of PFA Bid Amendment, the Estimated Maximum Facilities Grant and the Maximum Total Facilities Grant will be adjusted to account for any budget revision requests submitted and approved by the MSBA at the time of establishing the Amendment.

2. Pursuant to Section 1.20 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.



**Total Project Budget**

City of New Bedford  
Hayden McFadden Elementary School

1/20/2016

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Basis of Estimated Total Facilities Grant or Otherwise Ineligible	Basis of Estimated Total Facilities Grant <sup>1</sup>	Estimated Maximum Total Facilities Grant <sup>1</sup>	
			\$0		
<b>Alternates Subtotal<sup>1</sup></b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	
<b>Subtotal</b>					
Utility company Fees			\$0		
Testing Services	\$15,000		\$15,000		
Swing Space/Modulars			\$0		
Other Project Costs (Mailing & Moving)			\$0		
<b>Misc. Project Costs Subtotal</b>	<b>\$15,000</b>		<b>\$15,000</b>	<b>\$11,837</b>	
<b>Furnishings and Equipment</b>					
Furnishings			\$0		
Equipment			\$0		
Computer Equipment			\$0		
<b>FF&amp;E Subtotal</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	
Soft Costs that exceed 20% of Const'n Cost			\$0		
<b>Project Budget</b>	<b>\$6,330,859</b>	<b>\$15,000</b>	<b>\$6,315,859</b>	<b>\$4,230,361</b>	

  

Metal - Mezzanine within boiler room	\$114,825	1	\$114,825.00	\$149,584	149,584.07
Toilet room work	\$31,039	1	\$31,039.00	\$40,435	40,434.92
Electrical (ADA Toilet Rooms)	\$3,950	1	\$3,950.00	\$5,146	5,146.72
Signage upgrades	\$3,020	9	\$30,580.00	\$3,904	437.19
Communications (fire alarm system)	\$8,800	1	\$8,800.00	\$11,464	11,465.89
Associated boiler total	\$418,794	1	\$418,792.00	\$542,849	542,843.35
<b>Total Associated Costs</b>	<b>\$1,830,971</b>	<b>160.191</b>	<b>114.33</b>	<b>\$2,395,231</b>	<b>14,800</b>
<b>Total Window Costs</b>	<b>\$2,762,691</b>			<b>\$3,598,095</b>	
<b>Total Boiler Costs</b>	<b>\$766,761</b>			<b>\$1,037,951</b>	
<b>Construction Budget Costs</b>	<b>\$3,596,452</b>	<b>160.191</b>	<b>114.32</b>	<b>\$4,636,946</b>	<b>28.85</b>

  

<b>Board Memo Information</b>	
<b>Construction Budget Check</b>	

Board Authorization	
Project Budget	\$6,330,859
Scope Items Excluded or Otherwise Ineligible	-\$15,000
Basis of Estimated Total Facilities Grant <sup>1</sup>	\$6,315,859
Reimbursement Rate	79.56%
Estimated Maximum Total Facilities Grant <sup>1</sup>	\$4,230,361

Total Construction Contingency <sup>2</sup>	\$231,847
Total Owner's Contingency <sup>2</sup>	\$23,185
Potentially Eligible Construction Contingency <sup>2</sup>	\$231,847
Potentially Eligible Owner's Contingency <sup>2</sup>	\$23,185
Total Potentially Eligible Contingency <sup>2</sup>	\$255,032
Reimbursement Rate	79.56%
Potential Additional Contingency Grant Funds <sup>2</sup>	\$202,954
Maximum Total Facilities Grant	\$4,433,315
Total Project Budget	\$5,585,881

Contingency Cap Calculations	
Construction Budget	\$4,636,946
Eligible Constr Cont Cap @ 5%	\$231,847
Construction Budget	\$4,636,946
Eligible Soft Cost Cap @ 0.5%	\$23,185

This document was prepared by the MSBA based on a preliminary review of information and estimates provided by the Owner's Project Manager of the City of New Bedford for the Hayden McFadden Elementary School project. Based on this preliminary review, certain budget, cost and scope items have been determined to be ineligible for reimbursement; however, this document does not contain a final, exhaustive list of all budget, cost and scope items which may be eligible for reimbursement by the MSBA. Nor is it intended to be a final determination of which budget, cost and scope items may be eligible for reimbursement by the MSBA. All project budget, cost and scope items shall be subject to review and audit by the Authority, and the Authority shall determine, in its sole discretion, whether any such budget, cost and scope items are eligible for reimbursement. The MSBA may determine that certain additional budget, cost and scope items are ineligible for reimbursement.

1. The estimated maximum facilities grant established for the Project Funding Agreement does not include any potentially eligible contingency funds and is subject to review and audit by the MSBA. At the time of PFA Bid Amendment, the Estimated Maximum Facilities Grant and the Maximum Total Facilities Grant will be adjusted to account for any budget revision requests submitted and approved by the MSBA at the time of establishing the Amendment.

2. Pursuant to Section 3.20 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.

Total Project Budget

1/20/2016

New Bedford Public Schools  
Alfred J. Gomes Elementary School

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Basis of Estimated Total Facilities Grant or Otherwise Ineligible	Basis of Estimated Total Facilities Grant <sup>1</sup>	Estimated Maximum Total Facilities Grant <sup>1</sup>
OPM Feasibility Study	\$8,310		\$8,310	
A&E Feasibility Study	\$60,148		\$60,148	
Env. & Site			\$5,000	
Other	\$5,000		\$5,000	
<b>Feasibility Study Agreement Subtotal</b>	<b>\$73,466</b>	<b>\$0</b>	<b>\$73,466</b>	<b>\$68,466</b>
<b>Legal Fees</b>	<b>\$15,000</b>	<b>\$15,000</b>	<b>\$0</b>	<b>\$0</b>
Design/Development			\$0	
Construction Contract Documents	\$22,260		\$22,260	
Bidding	\$7,320		\$7,320	
Construction Contract Administration	\$192,680		\$192,680	
Closeout	\$14,100		\$14,100	
Extra Services			\$0	
Reimbursable & Other Services			\$0	
Cost Estimates			\$0	
Advertising			\$0	
Permitting			\$0	
Owner's Insurance			\$0	
Other Administrative Costs			\$0	
<b>Administration Subtotal</b>	<b>\$291,260</b>	<b>\$18,680</b>	<b>\$272,580</b>	<b>\$188,998</b>
<b>Basic Services</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Design/Development			\$0	
Construction Contract Documents	\$139,386		\$139,386	
Bidding	\$8,089		\$8,089	
Construction Contract Administration	\$56,624		\$56,624	
Closeout	\$5,393		\$5,393	
Other Basic Services			\$0	
<b>Other Basic Services Subtotal</b>	<b>\$199,492</b>	<b>\$0</b>	<b>\$199,492</b>	<b>\$199,492</b>
Construction Testing			\$0	
Painting (over minimum)	\$5,000		\$5,000	
Other Reimbursable Costs	\$30,000		\$30,000	
Hazardous Materials			\$0	
Geotech & Geo-Env.			\$0	
Site Survey			\$0	
Wetlands			\$0	
Traffic Studies			\$0	
<b>Architectural/Engineering Subtotal</b>	<b>\$344,492</b>	<b>\$0</b>	<b>\$344,492</b>	<b>\$194,492</b>
Pre-Construction Services			\$0	
Land/Building Purchase			\$0	
Appraisal Fees			\$0	
Recording Fees			\$0	
<b>Site Acquisition Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Construction Budget</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
GMP Fee			\$0	
GMP Insurance			\$0	
GMP Contingency	\$891,069		\$891,069	
Division 1 - General Requirements	\$1,020,553		\$1,020,553	
Division 2 - Existing Conditions			\$0	
Division 3 - Concrete			\$0	
Division 4 - Masonry			\$0	
Division 5 - Metals	\$43,916		\$43,916	
Division 6 - Woods, Plastics and Composites	\$107,438		\$107,438	
Division 7 - Thermal and Moisture Protection	\$1,387,360		\$1,387,360	
Division 8 - Openings	\$43,594		\$43,594	
Division 9 - Finishes	\$3,560		\$3,560	
Division 10 - Specialties			\$0	
Division 11 - Equipment	\$121,582		\$121,582	
Division 12 - Furnishings			\$0	
Division 13 - Special Construction			\$0	
Division 14 - Conveying Systems			\$0	
Division 21 - Fire Suppression	\$30,050		\$30,050	
Division 22 - Plumbing			\$0	
Division 23 - HVAC			\$0	
Division 25 - Integrated Automation	\$24,650		\$24,650	
Division 26 - Electrical	\$111,300		\$111,300	
Division 27 - Communications			\$0	
Division 28 - Electronic Safety and Security			\$0	
Division 31 - Earthwork			\$0	
Division 32 - Exterior Improvements			\$0	
Division 33 - Utilities			\$0	
<b>Construction Budget</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,794,672</b>	<b>\$3,619,698</b>

ProRated 20% Exclusion  
 \$0 -Administration  
 \$0 -A/E Services  
 \$0 -Miscellaneous Proj Costs  
**\$599,308** Sum of Three Soft Costs  
 Eligible Soft Costs Category  
 \$249,870 -Administration  
 \$304,638 -A/E Services  
 Ineligible therefore not included in calculation - Site Acquisition  
 \$15,000 -Miscellaneous Proj Costs  
 \$0 FFE  
 Not included in this calculation Owners Contingency  
**\$669,308** Total Eligible Soft Costs

Construction Costs associated with Soft Cost Cap Calculation  
 Est'd Budget \$0  
 \$3,794,672  
 Construction Costs Category  
 \$0 -CM Preconstruction services  
**\$3,794,672** -Construction Cost  
 Not included in this calculation -Construction Contingency  
**\$3,794,672** Total Construction Cost  
 20% Soft Cost Allowance  
**\$758,934** Reimbursable Soft Cost

Eligible minus Reimbursable  
 If Eligible minus Reimbursable is negative, then no exclusion is applied.  
 If Eligible minus Reimbursable is positive, then the value is entered into the line "Soft Costs" that allows 20% of Construction Cost in the Ineligible column.

OPM Services	Construction Budget	\$3,794,672	Total % of Constr.	OPM Fee @ 10.00%
Basic Services	\$244,670	\$244,670	6.45%	\$379,467
Extra Services	\$5,000		0.13%	
Designer Services	Eligible Fees	\$269,638	Total % of Constr.	Designer Fee @ 15.00%
Basic Services	\$269,638		7.11%	\$569,201
Extra Services	\$0		0.02%	

Designer Cost Est						
Direct Scope	direct cost	square footage	direct cost/sq'	markup cost	markup cost	mtu cost/sq'
Aluminum Storefront & Demo	\$148,020	1,212	\$122.15	\$193,440	\$193,440	\$159.61
Aluminum Curtainwall & Demo	\$159,795	610	\$261.96	\$204,674	\$204,674	\$335.53
Aluminum Windows & Demo	\$210,910	7,634	\$27.63	\$118,320	\$118,320	\$15.50
Windows Total	\$1,215,695	9,716	\$125.12	\$1,386,772	\$1,386,772	\$141.82
<b>Total Direct Costs</b>	<b>\$1,215,695</b>	<b>9,716</b>	<b>\$125.12</b>	<b>\$1,386,772</b>	<b>\$1,386,772</b>	<b>\$141.82</b>
Associated Scope						
	assoc cost	square footage	assoc cost/sq'	markup cost	markup cost	mtu cost/sq'
Abatement (windows & doors)	\$916,835	9,716	\$94.36	\$44,071	\$1,067,928	\$109.87
Door Demo	\$5,800	50	\$116.00	\$7,319	\$7,319	\$146.38
Doors	\$114,590	34	\$3,399.12	\$148,704	4,405.00	\$129.56
Automatic Door Operators	\$19,500	3	\$6,500.00	\$23,484	\$6,732.59	\$2,244.19
Window Glazing	\$8,520	9,716	\$0.88	\$11,128	\$11,128	\$1.15
Mac Demo	\$450	1	\$450.00	\$563	\$563	\$563.00
Wood blocking @ window	\$43,916	1	\$43,916.00	\$55,079	\$55,079	\$55,079.00
Insulated Metalpanels	\$28,107	1,151	\$24.41	\$35,263	\$35,263	\$30.63
Metal	\$3,690	1	\$3,690.00	\$4,622	\$4,622	\$4,622.00
Insulation	\$2,850	190	\$15.00	\$3,572	\$3,572	\$18.80
Joint Sealants	\$75,641	1	\$75,641.00	\$96,854	\$96,854	\$96,854.00
Vandal Screens & Insulated metalpaint	\$165,203	1	\$165,203.00	\$215,901	\$215,901	\$215,901.00
Toilet room work	\$20,058	1	\$20,058.00	\$25,221	\$25,221	\$25,221.00
Plumbing	\$28,890	1	\$28,890.00	\$36,513	\$36,513	\$36,513.00
Flaming	\$2,790	2	\$1,395.00	\$3,527	\$3,527	\$1,763.50
Signage	\$17,150	1	\$17,150.00	\$21,437	\$21,437	\$21,437.00
Plumbing	\$17,500	35	\$500.00	\$22,670	\$22,670	\$647.71
Electrical (ADA Toilet Rooms)	\$12,562	7,563	\$1,661.00	\$15,994	\$15,994	\$2,115.50
Roller shades	\$1,200	4	\$300.00	\$1,560	\$1,560	\$390.00
Electrical (Motorized window)	\$1,950	1	\$1,950.00	\$2,437	\$2,437	\$2,437.00
Electrical (Wiring for door contacts)	\$12,500	1	\$12,500.00	\$15,625	\$15,625	\$15,625.00
Communications (door security)	\$4,800	1	\$4,800.00	\$6,000	\$6,000	\$6,000.00
Communications (fire alarm system)	\$4,800	1	\$4,800.00	\$6,000	\$6,000	\$6,000.00





Total Project Budget

New Bedford Public Schools  
William Carney Memorial Academy

1/20/2015

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Name Excluded from the Basis of Estimated Total Facilities Grant or Otherwise Ineligible	Basis of Estimated Total Facilities Grant <sup>1</sup>	Estimated Maximum Total Facilities Grant <sup>1</sup>
OPM Feasibility Study	\$9,930		\$9,930	
A&E Feasibility Study	\$83,547		\$83,547	
Env. & Site	\$5,000		\$5,000	
Other	\$5,000		\$5,000	
<b>Feasibility Study Agreement Subtotal</b>	<b>\$98,477</b>	<b>\$0</b>	<b>\$98,477</b>	<b>\$78,388</b>
Legal Fees	\$15,000	\$15,000	\$0	\$0
Design Development	\$0		\$0	
Construction Contract Documents	\$22,260		\$22,260	
Bidding	\$7,320		\$7,320	
Construction Contract Administration	\$192,680		\$192,680	
Closure	\$14,100		\$14,100	
Extra Services	\$0		\$0	
Reimbursable & Other Services	\$0		\$0	
Cost Estimates	\$0		\$0	
Advertising	\$0		\$0	
Permitting	\$0		\$0	
Owner's Insurance	\$0		\$0	
Other Administrative Costs	\$0		\$0	
<b>Administration Subtotal</b>	<b>\$231,388</b>	<b>\$18,000</b>	<b>\$234,388</b>	<b>\$188,093</b>
Architectural/Engineering	\$0		\$0	
Basic Services	\$0		\$0	
Design Development	\$0		\$0	
Construction Contract Documents	\$163,086		\$163,086	
Bidding	\$9,958		\$9,958	
Construction Contract Administration	\$69,707		\$69,707	
Closure	\$5,639		\$5,639	
Other Basic Services	\$0		\$0	
<b>Basic Services Subtotal</b>	<b>\$248,390</b>	<b>\$0</b>	<b>\$248,390</b>	<b>\$224,318</b>
Reimbursable Services	\$0		\$0	
Construction testing	\$5,000		\$5,000	
Printing (over minimum)	\$0		\$0	
Other Reimbursable Costs	\$30,000		\$30,000	
Hazardous Materials	\$0		\$0	
Geotech & Geo-Env.	\$0		\$0	
Site Survey	\$0		\$0	
Wetlands	\$0		\$0	
Traffic Studies	\$0		\$0	
<b>Architectural/Engineering Subtotal</b>	<b>\$284,390</b>	<b>\$0</b>	<b>\$284,390</b>	<b>\$224,318</b>
Pre-Construction Services	\$0		\$0	
Site Preparation	\$0		\$0	
Land/Building Purchase	\$0		\$0	
Appraisal Fees	\$0		\$0	
Recording fees	\$0		\$0	
<b>Site Acquisition Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Construction Budget				
GMP Fee				
GMP Insurance				
GMP Contingency				
Division 1 - General Requirements	\$949,903			
Division 2 - Existing Conditions	\$924,149			
Division 3 - Concrete				
Division 4 - Masonry				
Division 5 - Metals	\$98,748			
Division 6 - Woods, Plastics and Composites	\$118,652			
Division 7 - Thermal and Moisture Protection	\$1,264,956			
Division 8 - Openings	\$21,920			
Division 9 - Finishes	\$5,900			
Division 10 - Specialties				
Division 11 - Equipment	\$100,920			
Division 12 - Furnishings				
Division 13 - Special Construction				
Division 14 - Conveying Systems				
Division 21 - Fire Suppression				
Division 22 - Plumbing	\$41,418			
Division 23 - HVAC	\$419,650			
Division 25 - Integrated Automation	\$90,010			
Division 26 - Electrical	\$52,700			
Division 27 - Communications				
Division 28 - Electronic Safety and Security				
Division 31 - Earthwork				
Division 32 - Exterior Improvements				
Division 33 - Utilities				
<b>Construction Budget</b>	<b>\$4,078,525</b>	<b>\$0</b>	<b>\$4,078,525</b>	<b>\$3,245,890</b>

ProRated 20% Exclusion

\$0	-Administration
\$0	-A/E Services
\$0	-Miscellaneous Proj Costs
<b>\$634,227</b>	<b>Sum of Three Soft Costs</b>
<b>\$251,280</b>	<b>Eligible Soft Costs Category</b>
<b>\$387,937</b>	<b>-Administration</b>
	<b>-A/E Services</b>
	<b>-Site Acquisition</b>
<b>\$15,000</b>	<b>-Miscellaneous Proj Costs</b>
	<b>-FFE</b>
	<b>Not included in this calculation Owners Contingency</b>
<b>\$634,227</b>	<b>Total Eligible Soft Costs</b>

Soft Cost Reimbursement

Est'd Budget	Excluded	Eligible Soft Costs
\$286,290	\$15,000	\$251,280
\$387,937	\$0	\$387,937
\$15,000	\$0	\$15,000
\$0	\$0	\$0
		<b>Ineligible therefore not included in calculation</b>

Construction Costs associated with Soft Cost Cap Calculation

Est'd Budget	Construction Costs	Category
\$0	\$0	-CM Preconstruction services
\$4,078,525	\$4,078,525	-Construction Cost
		<b>Not included in this calculation -Construction Contingency</b>
		<b>\$4,078,525</b> <b>Total Construction Cost</b>
		<b>20% Soft Cost Allowance</b>
		<b>\$815,705</b> <b>Reimbursable Soft Cost</b>

Eligible minus Reimbursable  
 - If Eligible minus Reimbursable is negative, then no exclusion is applied.  
 - If Eligible minus Reimbursable is positive, then the value is entered into the line "Soft Costs that exceed 20% of Constrn Cost in the Ineligible column."

OPM Services	Construction Budget	\$4,078,525	Eligible Fees	\$248,290	Total % of Constr	6.09%	OPM Fee @ 10.00%	\$407,853
Basic Services	\$248,290	\$248,290	\$0	0.12%				
Extra Services	\$0	\$0	\$0					
Designer Services	Eligible Fees	\$332,937	Total % of Constr	8.19%	Day's Fee @ 15.00%	\$611,779		
Basic Services	\$332,937	\$332,937	\$0					
Extra Services	\$0	\$0	\$0					

Direct Scope	Designer Cost Est.		S/U/M Collaborative VJ Associates		Total	
	direct cost	square footage	direct cost	markup cost	total cost	total cost
Aluminum Storefront & Demo	\$496,953	4,671	\$0	\$0	\$496,953	\$127,550
Aluminum Curtnwall & Demo	\$136,545	801	\$170,47	\$178,000	\$348,517	\$222,225
Aluminum Windows & Demo	\$0	5,142	\$92,40	\$748,200	\$840,600	\$121,011
Windows Total	\$1,163,045	11,614	\$192,47	\$1,516,940	\$1,709,417	\$248,566
Boiler Total	\$371,150	127,914	\$2,81	\$483,832	\$854,982	\$3,719
Total Direct Costs	\$1,534,195	127,914	\$195,28	\$2,000,772	\$3,529,967	\$15,279
Associated Scope	base cost	square footage	base cost	markup cost	total cost	total cost
Abatement (windows & doors)	\$598,299	12,415	\$8,03	\$777,293	\$1,375,592	\$2,81
Abatement (masonry)	\$15,200	1	\$15,200	\$19,815	\$35,015	\$9,814
Demolition (doors)	\$6,950	1	\$6,950	\$9,090	\$16,040	\$4,090
Doors	\$96,440	11	\$96,440	\$125,721	\$222,161	\$56,314
Wood blocking @ windows	\$98,748	1	\$98,748	\$115,995	\$214,743	\$54,045
Joint sealants	\$118,652	16,136	\$118,652	\$154,569	\$273,221	\$69,067
Boiler snags	\$100,920	6,728	\$100,920	\$131,961	\$232,881	\$59,061
Vertical access	\$153,550	5,142	\$153,550	\$201,170	\$354,720	\$90,170
Electrical (Wiring for door contacts)	\$10,900	1	\$10,900	\$14,366	\$25,266	\$6,466
Communications (door security)	\$41,500	1	\$41,500	\$54,100	\$95,600	\$24,100
Communications (reinstall door contact)	\$2,400	2	\$2,400	\$3,120	\$5,520	\$1,400
Paint @ louvers	\$11,640	562	\$11,640	\$15,174	\$26,814	\$6,814
Total Associated Windows	\$1,242,659	12,415	\$1,242,659	\$1,619,951	\$2,862,610	\$729,291
Toilet room work	\$18,800	1	\$18,800	\$24,300	\$43,100	\$11,100
Paint @ toilet room	\$2,280	1	\$2,280	\$2,972	\$5,252	\$1,352
Signage upgrades	\$5,100	1	\$5,100	\$6,640	\$11,740	\$2,990
Electrical (AGA Toilet Rooms)	\$1,950	1	\$1,950	\$2,530	\$4,480	\$1,140
Electrical (Nurse Area new branch to outfit)	\$2,850	1	\$2,850	\$3,700	\$6,550	\$1,650
Electrical (Nurse Area)	\$2,500	1	\$2,500	\$3,250	\$5,750	\$1,450
Misc. Demo (toilet room)	\$41,418	1	\$41,418	\$53,850	\$95,268	\$24,450

**Total Project Budget**

New Bedford Public Schools  
William Carney Memorial Academy

1/20/2015

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Basis of Estimated Total Facilities Grant or Otherwise Ineligible	Basis of Estimated Total Facilities Grant <sup>1</sup>	Estimated Maximum Total Facilities Grant <sup>1</sup>						
<b>Alternates</b>					Controls	\$38,500	1	38,500.00	\$50,189	50,189.28
					Electrical (Boiler Room)	\$43,400	1	43,400.00	\$58,577	58,578.88
					Electrical (new light fixtures)	\$15,000	20	750.00	\$10,954	\$77,711
					Electrical (greenhouse switching)	\$500	2	150.00	\$182	125.54
<b>Alternates Subtotal<sup>1</sup></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	Electrical (Crim. new alarm circuits)	\$2,465	4	\$97.00	\$3,129	782.17
<b>Construction Costs</b>					Electrical (Mezz outlets)	\$397	4	148.00	\$730	142.61
Utility company Fees					Electrical (Misc electrical support work)	\$11,200	1	11,200.00	\$14,801	14,800.91
Testing Services	\$15,000		\$15,000	\$15,000	Communications (fire alarm system)	\$6,800	1	6,800.00	\$11,472	11,471.83
Swing Space/Modulars					Abatement (boiler)	\$154,260	1	154,260.00	\$201,098	201,095.97
Other Project Costs (Meiling & Moving)										
<b>Misc. Project Costs Subtotal</b>	<b>\$15,000</b>	<b>\$0</b>	<b>\$15,000</b>	<b>\$15,000</b>	<b>Total Associated Boiler</b>	<b>\$351,168</b>	<b>127,514</b>	<b>2.75</b>	<b>\$457,788</b>	<b>3.89</b>
<b>Furnishings and Equipment</b>										
Furnishings					<b>Total Associated Costs</b>	<b>\$1,983,827</b>	<b>127,514</b>	<b>12.50</b>	<b>\$2,077,740</b>	<b>19.29</b>
Equipment					<b>Total Window Costs</b>	<b>\$2,406,304</b>			<b>\$3,136,899</b>	
Computer Equipment					<b>Total Boiler Costs</b>	<b>\$722,318</b>			<b>\$941,626</b>	
FF&E Subtotal	\$0	\$0	\$0	\$0	<b>Construction Budget Costs</b>	<b>\$3,128,622</b>	<b>127,514</b>	<b>24.54</b>	<b>\$4,078,525</b>	<b>31.96</b>
Soft Costs that exceed 20% of Const'n Cost										
<b>Project Budget</b>	<b>\$4,727,752</b>	<b>\$15,000</b>	<b>\$4,712,752</b>	<b>\$3,750,408</b>						

Board Authorization	
Project Budget	\$4,727,752
Scope Items Excluded or Otherwise Ineligible	-\$15,000
Basis of Estimated Total Facilities Grant <sup>1</sup>	\$4,712,752
Reimbursement Rate	79.58%
Estimated Maximum Total Facilities Grant <sup>1</sup>	\$3,750,408

Board Memo Information  
Construction Budget Check

Total Construction Contingency <sup>2</sup>	\$203,926
Total Owner's Contingency <sup>2</sup>	\$20,393
Potentially Eligible Construction Contingency <sup>2</sup>	\$203,926
Potentially Eligible Owner's Contingency <sup>2</sup>	\$20,393
Total Potentially Eligible Contingency <sup>2</sup>	\$224,319
Reimbursement Rate	79.58%
Potential Additional Contingency Grant Funds <sup>2</sup>	\$178,513
Maximum Total Facilities Grant	\$3,928,921
Total Project Budget	\$4,952,071

Contingency Gap Calculations	
Construction Budget	\$4,078,525
Eligible Constr Cont Cap @ 5%	\$203,926
Construction Budget	\$4,078,525
Eligible Soft Cost Cap @ 0.5%	\$20,393

This document was prepared by the MSBA based on a preliminary review of information and estimates provided by the Owner's Project Manager of City of New Bedford for the William Carney Memorial Academy project. Based on this preliminary review, certain budget, cost and scope items have been determined to be ineligible for reimbursement, however, this document does not contain a final, exhaustive list of all budget, cost and scope items which may be eligible for reimbursement by the MSBA. Nor is it intended to be a final determination of which budget, cost and scope items may be eligible for reimbursement by the MSBA. All project budget, cost and scope items shall be subject to review and audit by the Authority, and the Authority shall determine, in its sole discretion whether any such budget, cost and scope items are eligible for reimbursement. The MSBA may determine that certain additional budget, cost and scope items are ineligible for reimbursement.

1. The estimated maximum facilities grant established for the Project Funding Agreement does not include any potentially eligible contingency funds and is subject to review and audit by the MSBA. At the time of PFA Bid Amendment, the Estimated Maximum Facilities Grant and the Maximum Total Facilities Grant will be adjusted to account for any budget revision requests submitted and approved by the MSBA at the time of establishing the Amendment.

2. Pursuant to Section 3.20 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.