

District: Braintree
School Name: Braintree South Middle School
Category: Repair Assessment

Recommendation:

That the Executive Director is authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Braintree for the repair of the existing Braintree South Middle School.

Background:

The District submitted nine Statements of Interest (SOI) on March 23, 2007. Braintree South Middle School, the district's priority, is a 72,041 gross square foot, 1956 facility, housing grades 6-8. The total enrollment at the Braintree South Middle School for the 2007-2008 school year was 523 students.

The District identified several building deficiencies, including rusting, single-pane, exterior windows, aging HVAC systems including pneumatic controls and unit ventilators and inadequate electrical systems. At its meeting on August 8, 2008, the MSBA Board of Directors voted to move the Braintree South Middle School from the Hold category to the Repair Assessment category to assess the possibility of repairing HVAC, electrical and window systems at the facility.

Project Description

MSBA staff has reviewed the drawings and specifications provided by the District. The District has provided a project budget of **\$3,053,701** which includes a construction cost of **\$2,420,090**.

Repair Assessment

Replace Windows		\$580,000
Replace Ceilings		\$120,400
HVAC System Upgrades		\$907,050
Boiler Room	\$350,000	
Heat Exchanger	\$ 65,000	
Classroom Unit Ventilators	\$192,000	
Classroom Baseboard Enclosure with Finned Element	\$ 21,600	
Classroom Univent Hot Water Supply Return Piping	\$ 96,200	
Roof Mounted Exhaust Fans Serving Classrooms	\$ 76,000	
Rebuild Steam Traps	\$ 56,250	
Direct Digital Controls System, DDC	\$ 50,000	
Electrical System Upgrades	\$812,640	
Sub-Total		\$2,420,090
Designer fee		\$ 44,000
Contractor Overhead (10%)		\$ 242,009
Contingency (5%)		\$ 121,005
Contractor Bonds (4%)	\$ 96,804	
Total		\$3,053,701

Staff's recommendation is based on the following information:

- 1) Replacement of the heating system and the windows is necessary given their age.
- 2) The replacement of the heating system is appropriate.
- 3) These upgrades should result in proper heating of the building and energy savings to the District.

Based on MSBA's review of this information, staff recommends proceeding with a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Braintree for the repair of the existing Braintree South Middle School.