

District: City of Brockton
 School Name: Ashfield Middle School
 Brookfield Elementary School
 Gilmore School Early Childhood Center
 Recommended Category: Project Funding Agreement
 Date: January 7, 2015

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Brockton for a roof replacement project at the Brookfield Elementary School, a roof and boiler replacement project at the Ashfield Middle School, and a roof and boiler replacement project at the Gilmore School Early Childhood Center. At the June 4, 2014 Board of Directors Meeting, the Barrett Russell School was also invited into the Accelerated Repair Program for a potential window/door replacement project. The Barrett Russell School will require Board authorization for inclusion in a Project Funding Agreement at a later time.

District Info	
District Name	City of Brockton
Elementary School(s)	1 (PK-K) 1 (K) 10 (K-5)
Middle School(s)	7 (6-8)
High School(s)	1 (5-12) 1 (6-12) 3 (9-12)

School Info			
School Name	Ashfield Middle School	Brookfield Elementary School	Gilmore School Early Childhood Center
Type of School	Middle School	Elementary School	Elementary School
Grades Served	6-8	K-5	PK-K
Year Opened	1965	1963	1965
Total Building Square Footage	63,130	68,261	50,928
Additions	2008: Certain parts of the building renovated	N/A	2006: Bathrooms renovated 2010: Replaced flooring on first floor
Building Issues	Roof/ Boiler	Roof	Roof/Boiler
2013-2014 Enrollment	469	686	329

MSBA Votes	
Invitation to Feasibility Study	June 4, 2014
Project Funding Agreement Authorization	On January 14, 2015 Board agenda
Reimbursement Rate	78.95%

Consultants	
Owner's Project Manager	Architectural Consulting Group, LLC
Designer	Tighe & Bond

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, Tighe & Bond, recommends a roof replacement project at the Brookfield Elementary School, and roof and boiler replacement projects at both the Ashfield Middle School and the Gilmore School Early Childhood Center. The Designer has confirmed that the roofs and boilers will be in compliance with the MSBA's sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analysis and proposed schedules provided by the District and have discussed the scope and budget with the District and its consultants. The District has provided a Total Project Budget of \$10,295,562 which includes a construction cost of \$8,392,706. Construction costs include:

- Ashfield Middle School
 - \$26.89/sf for the built-up roof
 - \$523,141 for associated work
 - \$680,379 for the boiler replacement
 - \$298,901 for demolition and associated work

- Brookfield Elementary School
 - \$28.33/sf for the built-up roof
 - \$19.81/sf for the metal standing seam roof
 - \$1,219,092 for demolition and associated work

- Gilmore School Early Childhood Center
 - \$28.82/sf for the built-up roof
 - \$384,082 for associated work
 - \$612,897 for the boiler replacement
 - \$298,663 for demolition and associated work

Project Funding Agreement	Ashfield Middle School	Brookfield Elementary School	Gilmore School Early Childhood Center	District's Total Proposed Budget
Enrollment	469	686	329	
Total Square Feet	63,130	68,261	50,928	
Project Budget ¹	\$3,385,467	\$3,640,030	\$2,682,577	\$9,708,074
Scope Exclusions/Ineligible Costs ²	\$0	\$0	\$0	\$0
Estimated Basis of Total Facilities Grant	\$3,385,467	\$3,640,030	\$2,682,577	\$9,708,074

Reimbursement Rate	78.95%	78.95%	78.95%	78.95%
Estimated Maximum Total Facilities Grant ³	\$2,672,826	\$2,873,804	\$2,117,895	\$7,664,525
Project Contingencies ⁴	\$205,019	\$221,745	\$160,724	\$587,488
Potentially eligible owner's and construction contingencies	\$155,574	\$167,834	\$122,533	\$445,942
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$122,826	\$132,505	\$96,740	\$352,071
Total Project Budget	\$3,590,486	\$3,861,775	\$2,843,301	\$10,295,562
Maximum Total Facilities Grant ⁶	\$2,795,652	\$3,006,309	\$2,214,634	\$8,016,595

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include owner's contingency in excess of the 2% soft cost cap.

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; 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 its sole discretion. 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 \$7,664,525; however, the District may be eligible for up to an additional \$352,071 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 \$8,016,595 for the Project Funding Agreement for a roof replacement project at the Brookfield Elementary School, and roof and boiler replacement projects at the Ashfield Middle School and at the Gilmore School Early Childhood Center.