

District: City of Brockton
 School Name: Barrett Russell School
 Recommended Category: Project Funding Agreement
 Date: March 18, 2015

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Brockton for a partial window replacement project at the Barrett Russell School.

The City of Brockton was also invited into the Accelerated Repair Program 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. The three schools received Board authorization for a Project Funding Agreement at the January 14, 2015 Board of Directors Meeting. Staff is recommending that the Barrett Russell School be authorized for a partial window replacement project and be combined with the previously approved three schools in the same Project Funding Agreement.

District Info	
District Name	City of Brockton
Elementary Schools	Barrett Russell School (K) Brookfield Elementary School (K-5) Downey Elementary School (K-5) Dr. W. Arnone Community School (K-5) Gilmore School Early Childhood Center (PK-K) Hancock Elementary School (K-5) Huntington Elementary School (K-5) John F. Kennedy Elementary School (K-5) Luis F. Angelo Elementary School (K-5) Manthala George Jr. Elementary School (K-5) Mary E. Baker Elementary School (K-5)
K-8 Schools	Edgar B. Davis School (K-8) Oscar F. Raymond School (K-8)
Middle Schools	Ashfield Middle School (6-8) East Middle School (6-8) Joseph F. Plouffe Academy (6-8) North Middle School (6-8) South Middle School (6-8) West Middle School (6-8)
Alternative Schools	B.B. Russell Alternative School (7-12) Brockton Champion High School (8-12) Edison Academy (9-12) Goddard Alternative School (4-12)
High School	Brockton High School (9-12)

Priority School Name	Barrett Russell School
Type of School	Elementary School
Grades Served	K
Year Opened	1925
Existing Square Footage	37,350
Additions	Comprehensive interior renovations in 1963 and 2013
Building Issues	Partial Windows
2014-2015 Enrollment	236

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 4, 2014
Project Funding Agreement Authorization	On March 25, 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 partial window replacement at the Barrett Russell School. The Designer has confirmed that the windows will be in compliance with the MSBA's sustainability requirements. Although this school was originally invited into the Accelerated Repair Program as a full window replacement project, the District previously replaced the windows in one wing of the school and therefore chose during the schematic design to reduce the scope to a partial window replacement project.

MSBA staff reviewed the consultants' existing conditions analysis and proposed schedule 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 \$2,029,821 which includes a construction cost of \$1,626,472. Construction costs include:

- \$210.62/sf for aluminum, hurricane resistant windows and demolition
- \$716,581 for abatement and associated work

Project Funding Agreement	
Enrollment: 236	District's Proposed Project Budget
Total Square Feet: 37,350	
Project Budget ¹	\$1,919,372
Scope Exclusions/Ineligible Costs ²	\$0
Estimated Basis of Total Facilities Grant	\$1,919,372
Reimbursement Rate	78.95%
Estimated Maximum Total Facilities Grant ³	\$1,515,344

Project contingencies ⁴	\$110,449
Potentially eligible owner's and construction contingencies	\$84,943
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$67,062
Total Project Budget	\$2,029,821
Maximum Total Facilities Grant ⁶	\$1,582,407

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 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 \$1,515,344; however, the District may be eligible for up to an additional \$67,062 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 \$1,582,407 for the Project Funding Agreement for a partial window replacement project at the Barrett Russell School.