

District: Town of Braintree
 School Name: East Middle School
 Recommended Category: Project Scope and Budget
 Date: June 21, 2017

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Braintree for an addition and renovation project at the East Middle School.

District Information	
District Name	Town of Braintree
Elementary Schools	Monatiquot Kindergarten Center (K) Archie T. Morrison School (K-5) Donald Ross School (K-5) Highlands School (K-5) Hollis School (K-5) Liberty School (1-5) Mary E. Flaherty School (K-5)
Middle Schools	East Middle School (6-8) South Middle School (6-8)
High School	Braintree High School (PK, 9-12)
Priority School Name	East Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1961
Existing Square Footage	106,761
Additions	N/A
Acreage of Site	46 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Plumbing systems – Envelope – Roof In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program, as well as existing and projected overcrowding.
Original Design Capacity	Unknown
2016-2017 Enrollment	733
Agreed Upon Enrollment	1,180
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 1,180 students serving grades 5-8.

MSBA Board Votes	
Invitation to Eligibility Period	November 20, 2013
Invitation to Feasibility Study	June 4, 2014
Re-Categorization from Feasibility Study to Eligibility Period	January 27, 2016
Re-Categorization from Eligibility Period to Feasibility Study	July 20, 2016
Amendment to Feasibility Study Agreement	November 9, 2016
Preferred Schematic Authorization	February 15, 2017
Project Scope & Budget Authorization	On June 28, 2017 Board agenda
Reimbursement Rate Before Incentives	50.58%
Incentive Points	1.45 – Maintenance 1.00 – CM @ Risk 2.95 – Major reconstruction or renovation/reuse 2.00 – Energy Efficiency – “Green Schools” ¹
Total Reimbursement Rate ¹	57.98%

¹ *The MSBA has provisionally included one (1) incentive point for the Construction Manager at Risk construction delivery method, subject to the District receiving approval from the Office of the Inspector General to utilize this method. The MSBA also has provisionally included two (2) incentive points for energy efficiency, subject to the District meeting certain sustainability requirements for the project. If the District does not receive approval for the Construction Manager at Risk delivery method and/or does not meet the requirements for the energy efficiency, the District will not qualify for these incentive points, respectively, and the MSBA will adjust the reimbursement rate accordingly.*

Consultants	
Owner’s Project Manager (the “OPM”)	Hill International, Inc.
Designer	Miller Dyer Spears, Inc.

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss the scope and budget. The District has provided a Total Project Budget of \$83,472,211, which includes an estimated construction cost of \$67,736,699 (\$367/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$69,371,501, which excludes: legal fees; costs associated with the auditorium renovation; costs associated with gymnasium square footage exceeding 12,000 nsf; costs associated with stage square footage exceeding 1,600 nsf; costs associated with abatement of asbestos-containing floor materials; construction costs in excess of \$312/sq. ft.; costs associated with mailing and moving; and owner’s and construction contingency costs.

Additionally, the MSBA will recover a portion of the commissioning consultant fees associated with ineligible square footage noted above in the auditorium, gymnasium, and stage. The MSBA has calculated this recovery to be \$7,160 and this amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 1,180 Proposed Total Square Feet: 184,425	District's Proposed Project Budget
Project Budget ¹	\$80,261,818
Scope Exclusions/Ineligible Costs	-\$10,890,317
Estimated Basis of Total Facilities Grant	\$69,371,501
Reimbursement Rate	57.98%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$40,221,596
Cost Recovery	-\$7,160
Estimated Maximum Total Facilities Grant ²	\$40,214,436
Potentially eligible owner's and construction contingencies	\$1,849,659
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$1,072,432
Total Project Budget	\$83,472,211
Maximum Total Facilities Grant ³	\$41,286,868

¹ Does not include owner's or construction contingencies.

² Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.

³ 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 \$40,214,436; however, the District may be eligible for up to an additional \$1,072,432 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 \$41,286,868 for the Project Scope and Budget Agreement and Project Funding Agreement for an addition and renovation project to the East Middle School.