

District: City of Brockton
 School Name: Huntington Alternative School
 Recommended Category: Project Funding Agreement
 Date: June 17, 2020

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 Huntington Alternative School.

District Info	
District Name	City of Brockton
Elementary Schools	1 School (PK) 2 Schools (PK-5) 8 Schools (K-5) 1 School (K-8) 1 School (K-12)
Middle School	5 Schools (6-8) 1 School (7-8)
High School	Brockton High School (9-12) Champion High School at the Keith Center (8-12) Edison Academy (9-12) Frederick Douglass Academy (6-12)
Priority School Name	Huntington Alternative School
Type of School	K-12
Grades Served	K-12
Year Opened	1890
Existing Square Footage	66,657
Additions	1906; 1915
Building Issues	Roof
2019-2020 Enrollment	64

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 26, 2019
Project Funding Agreement Authorization	On June 24, 2020 Board agenda
Reimbursement Rate	79.58%

Consultants	
Owner’s Project Manager (the “OPM”)	PCA 360, LLC
Designer	TSKP Studio, LLC

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, TSKP Studio, LLC recommends a roof replacement at the

Huntington Alternative School. The Designer has confirmed that the roof will be in compliance with the MSBA’s sustainability requirements.

MSBA staff reviewed the consultants’ existing conditions analysis and proposed schedule that were provided by the District. Also, MSBA staff discussed the scope and budget with the District and its consultants. The District has provided a Total Project Budget of \$2,942,058, which includes a construction cost of \$2,173,874. Construction costs include:

- \$312,683 (\$21.07/sf) for zinc standing seam metal roof;
- \$360,312 (\$28.33/sf) for styrene-butadiene-styrene (“SBS”) modified bituminous membrane roof;
- \$621,174 for demolition;
- \$254,863 for rough carpentry and miscellaneous metals;
- \$207,470 for above roof masonry;
- \$319,947 for structural repairs associated with the roof;
- \$45,322 for plumbing associated with the roof;
- and \$52,103 in associated roof replacement work.

The District proposed two deduct alternates for the following scope of work. The District may consider these deduct alternates if the construction bids come in higher than the estimated Construction Budget shown in the Total Project Budget.

- \$47,702 for an aluminum standing seam roof in lieu of zinc standing seam metal roof;
- \$94,417 for alloy coated steel standing seam roof in lieu of zinc standing seam metal roof.

Project Funding Agreement	
Enrollment: 64	District’s Proposed
Total Square Feet: 66,657	Project Budget
Project Budget ¹	\$2,699,174
Scope Exclusions/Ineligible Costs ²	\$79,656
Estimated Basis of Total Facilities Grant	\$2,619,518
Reimbursement Rate	79.58%
Estimated Maximum Total Facilities Grant ³	\$2,084,612
Project Contingencies ⁴	\$242,884
Potentially Eligible Owner’s and Construction Contingencies	\$108,694
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures ⁵	\$86,499
Total Project Budget	\$2,942,058
Maximum Total Facilities Grant ⁶	\$2,171,111

¹ Does not include Owner’s or Construction Contingencies.

² *Scope exclusions/ineligible costs include soft costs that exceed 20% of the construction budget 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 and is 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 accordance with its policies for the determination of eligibility. 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 2,084,612; however, the District may be eligible for up to an additional \$86,499 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 \$2,171,111 for the Project Funding Agreement for a roof replacement project at the Huntington Alternative School.