

District: Town of Braintree
 School Name: Hollis Elementary School
 Mary E. Flaherty Elementary School
 Recommended Category: Project Funding Agreement
 Date: October 19, 2022

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Braintree for a roof replacement project at the Hollis Elementary School and a roof replacement project at the Mary E. Flaherty Elementary School.

District Info	
District Name	Town of Braintree
Elementary School(s)	Archie T. Morrison Elementary (K-4) Donald Ross Elementary (K-4) Highlands Elementary (K-5) Hollis Elementary (K-4) Liberty Elementary (1-5) Mary E. Flaherty Elementary (K-4) Monatiquot Kindergarten Center (K)
Middle School(s)	South Middle School (6-8) East Middle School (5-8)
High School(s)	Braintree High (PK, 9-12)

School Info		
School Name	Hollis Elementary School	Mary E. Flaherty Elementary School
Type of School	Elementary School	Elementary School
Grades Served	K-4	K-4
Year Opened	1912	1953
Total Building Square Footage	53,698	39,036
Additions	Addition in 1955, Renovation of basement in 2006, roof replacement in 1992.	Addition of two classrooms in 2006.
Building Issues	Roof	Roof
2021-2022 Enrollment	302	272

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 27, 2021
Project Funding Agreement Authorization	On October 26, 2022 Board agenda
Reimbursement Rate	50.58%

Consultants	
Owner's Project Manager (the "OPM")	PCA 360 (Potomac Capital Advisors, Inc.)
Designer	BWA Architecture, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of the facilities and developed Schematic Designs including proposed scopes of work, schedules, and estimated budgets. The District's Designer, BWA Architecture, Inc. recommends roof replacement at the Hollis Elementary School and roof replacement at the Mary E. Flaherty Elementary School. The Designer has confirmed that the roof replacements will be in compliance with the MSBA's sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analyses and proposed schedules that were provided by the District. Also, MSBA staff discussed the scopes and budgets with the District and its consultants.

At the Hollis Elementary School, the District has provided a Total Project Budget of \$4,811,826, which includes a construction cost of \$3,846,336. Construction costs include:

- \$1,551,045 (47.53/sf) for the installation of Polyvinyl Chloride ("PVC") roof (\$408,925 is ineligible due to the \$35/square foot cost cap on roof replacements);
- \$132,007 for demolition including abatement;
- \$46,244 for roof deck topping and grout removal;
- \$117,062 for misc. metals including infill skylight opening, ladder, guardrail, and bar joist repair;
- \$93,836 for rough carpentry and roof blocking;
- \$103,488 for flashing;
- \$91,884 for plumbing (\$14,185 for permits ineligible for reimbursement);
- \$146,745 for HVAC (\$117,737 for new equipment ineligible for reimbursement);
- \$42,577 for electrical;
- and \$1,521,448 for accessibility compliance upgrades resulting from the estimated cost of the base scope exceeding 30% of the full and fair cash value of the building (ineligible for reimbursement).

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

- \$1,490,737 for accessibility compliance upgrades resulting from the estimated cost of the base scope exceeding 30% of the full and fair cash value of the building (ineligible for reimbursement);
- \$333,556 for replacement of roof area E;
- and \$41,989 for replacement of roof area F.

At the Mary E. Flaherty Elementary School, the District has provided a Total Project Budget of \$4,530,855, which includes a construction cost of \$3,440,098. Construction costs include:

- \$1,721,781 (48.69/sf) for the installation of Polyvinyl Chloride (“PVC”) roof (\$484,216 is ineligible due to the \$35/square foot cost cap on roof replacements);
- \$92,612 (47.59/sf) for the installation of Polyvinyl Chloride (“PVC”) roof area A1 (\$130,279, which includes proportion of certain items that follow, is ineligible due to roof age less than the 29 years qualified for invitation);
- \$113,271 (17.14/sf) for the installation of asphalt shingle roof;
- \$161,074 for demolition;
- \$168,801 for roof deck topping;
- \$114,441 for rough carpentry and roof blocking;
- \$175,084 for flashing;
- \$194,050 for vinyl soffit board and attic batt insulation at gables, mechanical louver, and painting;
- \$135,011 for plumbing (\$14,185 for permits ineligible for reimbursement);
- \$80,997 for HVAC (\$51,776 for new equipment ineligible for reimbursement);
- \$23,725 for electrical;
- \$24,966 for roof ladder and guardrail pedestals;
- and \$434,285 for accessibility compliance upgrades resulting from the estimated cost of the base scope exceeding 30% of the full and fair cash value of the building (ineligible for reimbursement).

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

- \$1,340 to reduce the length of gas piping on the roof.

MSBA staff recommends the Estimated Total Facilities Grants and the Maximum Total Facilities Grants set forth in the table below subject to MSBA approval and audit:

Project Funding Agreement	Hollis Elementary School	Mary E. Flaherty Elementary School
Enrollment	302	272
Total Square Feet	53,698	39,036
Project Budget ¹	\$4,350,266	\$4,118,043
Scope Exclusions/Ineligible Costs ²	\$2,261,649	\$1,327,613
Estimated Basis of Total Facilities Grant	\$2,088,617	\$2,790,430
Reimbursement Rate	50.58%	50.58%
Estimated Maximum Total Facilities Grant ³	\$1,056,422	\$1,411,399
Project Contingencies ⁴	\$461,560	\$412,812

Potentially Eligible Owner's and Construction Contingencies	\$98,122	\$116,268
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures ⁵	\$49,630	\$58,808

Total Project Budget	\$4,811,826	\$4,530,855
Maximum Total Facilities Grant ⁶	\$1,106,052	\$1,470,207

¹ Does not include Owner's or Construction Contingencies.

² Scope exclusions/ineligible costs include accessibility upgrades, permits, installation of new HVAC equipment, roof replacement costs in excess of \$35.00/sf cap, soft costs excluded for ineligible scope, and soft costs that exceed 20% of the construction budget cap for the Hollis Elementary School, and accessibility upgrades, permits, installation of new HVAC equipment, roof replacement costs in excess of \$35.00/sf cap, roof replacement costs for roof area less than the 29 years qualified for invitation, soft costs excluded for ineligible scope, and soft costs that exceed 20% of the construction budget cap at the Mary E. Flaherty Elementary School.

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.