

District: Town of Braintree
 School Name: Highlands Elementary School
 Liberty Elementary School
 Recommended Category: Project Funding Agreement
 Date: February 18, 2022

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Braintree for a partial roof replacement project at the Highlands Elementary School, and a roof replacement project at the Liberty Elementary School.

District Info	
District Name	Town of Braintree
Elementary School(s)	1 (K) 4 (K-4) 1 (K-5) 1 (1-5)
Middle School(s)	1 (5-8) 1 (6-8)
High School(s)	1 (K, 9-12)

School Info		
School Name	Highlands Elementary School	Liberty Elementary School
Type of School	Elementary School	Elementary School
Grades Served	K-5	1-5
Year Opened	1930	1957
Total Building Square Footage	42,806	44,000
Additions	1953, 1968 additions, modular units added in 2001	1964 and 2006 additions
Building Issues	Roof	Roof
2021-2022 Enrollment	401	356

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	December 16, 2020
Project Funding Agreement Authorization	On March 2, 2022 Board agenda
Reimbursement Rate	50.58%

Consultants	
Owner's Project Manager (the "OPM")	P-Three, Inc.
Designer	Johnson Roberts Associates, 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, Johnson Roberts Associates, Inc., recommends partial roof replacement at the Highlands Elementary School and roof replacement at the Liberty 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 Highlands Elementary School, the District has provided a Total Project Budget of \$2,207,531, which includes a construction cost of \$1,755,063. Construction costs include:

- \$885,521 (42.93/sf) for a polyvinyl chloride (“PVC”) roof (\$163,541 is ineligible for reimbursement due to the \$35/square foot cost cap on roof replacements)
- \$190,781 for demolition;
- \$184,036 for flashing and trim;
- \$173,520, for blocking and rough carpentry;
- \$28,044 for new HVAC equipment (ineligible for reimbursement);
- \$204,054 for HVAC, plumbing, and electrical disconnect and reconnect;
- and \$89,107 for other associated roof replacement work.

At the Liberty Elementary School, the District has provided a Total Project Budget of \$2,647,317 which includes a construction cost of \$2,167,731. Construction costs include:

- \$1,204,328 (\$27.37/sf) for a polyvinyl chloride (“PVC”) roof (\$102,030 is ineligible for reimbursement due to system age less than 30 years);
- \$306,975 for demolition;
- \$184,146 for flashing and trim;
- \$165,295 for blocking and rough carpentry;
- \$29,958 for new HVAC equipment (ineligible for reimbursement);
- \$204,360 for HVAC, plumbing, and electrical disconnect and reconnect;
- and \$72,669 for other associated roof replacement work.

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	Highlands Elementary School	Liberty Elementary School
Enrollment	401	356
Total Square Feet	42,806	44,000
Project Budget ¹	\$2,111,003	\$2,528,091
Scope Exclusions/Ineligible Costs ²	\$234,829	\$131,988

Estimated Basis of Total Facilities Grant	\$1,876,174	\$2,396,103
Reimbursement Rate	50.58%	50.58%
Estimated Maximum Total Facilities Grant ³	\$948,969	\$1,211,949
Project Contingencies ⁴	\$96,528	\$119,226
Potentially Eligible Owner's and Construction Contingencies	\$78,174	\$111,966
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures ⁵	\$39,540	\$56,632
Total Project Budget	\$2,207,531	\$2,647,317
Maximum Total Facilities Grant ⁶	\$988,509	\$1,268,581

¹ Does not include Owner's or Construction Contingencies.

² Scope exclusions/ineligible costs include ineligible HVAC work, costs that exceed the roof cap (\$35/sf) for the Highlands Elementary School, soft costs that exceed 20% of the construction budget for the Highlands Elementary School, and scope less than 30 years for the Liberty 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.