

District: Town of North Brookfield  
 School Name: North Brookfield Elementary School  
 Recommended Category: Project Funding Agreement  
 Date: November 7, 2012

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of North Brookfield for a window replacement project at the North Brookfield Elementary School.

<b>District Info</b>	
District Name	Town of North Brookfield
Elementary School(s)	North Brookfield Elementary (PK-6)
Middle School(s)	N/A
High School(s)	North Brookfield High School (7-12)
Priority School Name	North Brookfield Elementary School
Type of School	Elementary School
Grades Served	PK-6
Year Opened	1972
Total Square Footage	83,000
Additions	N/A
Building Issues	Windows
2011-2012 Enrollment	338

<b>MSBA Votes</b>	
Invitation to Feasibility Study	March 28, 2012
Project Funding Agreement Authorization	On November 14, 2012 Board agenda
Reimbursement Rate	62.67%

<b>Consultants</b>	
Owner's Project Manager	Strategic Building Solutions
Designer	CBI Consulting, Inc.

**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 completed a partial replacement of the windows at the North Brookfield Elementary School as part of the MSBA's Green Repair Program between 2011 and 2012. The District's Designer, CBI Consulting, Inc., recommends replacing the remaining 51 windows with aluminum, thermally-broken frames, with one-inch insulated glass and mylar film coating. This project will complete the replacement of all windows in the school. The Designer has confirmed that the windows will be in compliance with the MSBA's sustainability requirements.

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 \$392,843 which includes a construction cost of \$274,254. Construction costs include:

- \$208,812 for new window systems
- \$65,443 for all associated costs

<b>Project Funding Agreement</b>	
Enrollment: 338 Total Square Feet: 83,000	District's Proposed Project Budget
Project Budget <sup>1</sup>	\$377,954
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$18,362
Estimated Basis of Total Facilities Grant	\$359,592
Reimbursement Rate	62.67%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$225,356
Potentially eligible owner's and construction contingencies	\$14,889
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$9,331
<b>Total Project Budget</b>	<b>\$392,843</b>
<b>Maximum Total Facilities Grant<sup>4</sup></b>	<b>\$234,687</b>

<sup>1</sup> Does not include owner's or construction contingencies.

<sup>2</sup> Scope exclusions/ineligible costs include OPM costs that exceed the funding limits applied to OPM fees based on cost comparisons against other Accelerated Repair Program projects.

<sup>3</sup> Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.

<sup>4</sup> 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 \$225,356; however, the District may be eligible for up to an additional \$9,331 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 \$234,687 for the Project Funding Agreement for a window replacement project at the North Brookfield Elementary School.