

District: City of Springfield  
 School Name: Elias Brookings Elementary School  
 Recommended Category: Project Scope and Budget  
 Date: September 26, 2012

**Recommendation**

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the City of Springfield to replace the existing Elias Brookings Elementary School with a new elementary school facility on a new site, located on Walnut Street.

<b>District Information</b>	
District Name	City of Springfield
Early Childhood Center(s)	Margaret C. Ells Early Childhood Center (PK-1)
K-12 Facility(s)	Springfield Academy for Excellence (K-12)
Elementary/Middle School(s)	12 (PK-5) 18 (K-5) 1 (PK-8)
Middle School(s)	7 (6-8)
Middle/High School(s)	1 (6-12)
High School(s)	4 (9-12)
Priority School Name	Elias Brookings Elementary School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1925
Total Square Footage	59,769
Additions	N/A
Acreage of Site	1.79 acres
Building Issues	A tornado damaged the building in June, 2011, and the City has identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Structural integrity</li> <li>- Mechanical systems</li> <li>- Electrical systems</li> <li>- Plumbing systems</li> <li>- Envelope</li> <li>- Windows</li> <li>- Roof</li> </ul>
Original Design Capacity	Unknown
2011-2012 Enrollment	329
Agreed Upon Enrollment	320
Enrollment Specifics	The City and MSBA have mutually agreed upon a design enrollment of 320 students for grades K-5, for a school that will serve grades PK-5.

<b>MSBA Board Votes</b>	
Invitation to Feasibility Study	November 17, 2011
Preferred Schematic Authorization	June 6, 2012
Project Scope & Budget Authorization	On October 3, 2012 Board agenda
Reimbursement Rate Before Incentives	80.00%
Incentive Points	1.91 – Maintenance 1.00 – CM @ Risk
Total Reimbursement Rate <sup>1</sup>	80.00%

*By statute, 80% is the maximum reimbursement rate. Here, the City's base reimbursement rate is 80% before applying any incentive points. If the City does not qualify for these incentive points, its reimbursement rate of 80% will not be affected because its base rate is the maximum rate of 80%. Please also note that recently-passed legislation allows the MSBA, at its sole discretion, to exempt from the 80% maximum reimbursement rate "projects that will replace or renovate a school that was damaged as a result of an emergency or disaster declared by the federal government between June 1, 2011 and August 1, 2012." The MSBA is considering how this legislation may affect the reimbursement rate for the proposed Brookings Elementary School project. Any recommendations for a change to the reimbursement rate would be presented to the Board of Directors at a future meeting.*

<b>Consultants</b>	
Owner's Project Manager	Arcadis
Designer	Drummey Rosane Anderson, Inc.

## **Discussion**

On June 1, 2011, a tornado struck portions of western Massachusetts, including the City of Springfield, causing damage to two schools within the City: the Elias Brookings Elementary School and the Mary A. Dryden Veterans Memorial Elementary School. At the Elias Brookings Elementary School, the most significant damage was to the building envelope, windows, and roof. The roof of the building was severely damaged, causing widespread water infiltration. In addition, high winds broke windows and displaced interior partitions. In conjunction with its consultants, the City conducted an initial study, which concluded that repairing the school to its pre-storm condition would be costly and would result in a facility that does not meet the educational needs of the City.

Since June, 2011, the City has been working to establish a budget for the project, has met with Federal Emergency Management Agency (FEMA), and has completed FEMA's Project Worksheets to determine eligibility for reimbursement under FEMA guidelines. Although the City has confirmed with FEMA that portions of the work to construct a new Elias Brookings Elementary School will be eligible for reimbursement, FEMA's final funding level and reimbursement will not be available until the project is complete.

MSBA staff reviewed the documents provided by the City and met with the City and its consultants to discuss scope and budget. The City has provided a Total Project Budget of \$27,900,000, which includes an estimated construction cost of \$22,733,394 (\$351/sf). The basis of the estimated maximum Total Facilities Grant would be \$20,464,510, which excludes site costs

in excess of 8% of total building cost, construction costs in excess of \$275 per square foot, and owner's and construction contingency costs.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 320	
Total Square Feet: 64,800	City's Proposed Project Budget
Project Budget <sup>1</sup>	\$26,521,000
Scope Exclusions/Ineligible Costs	\$5,019,905
Estimated Third Party Funding (FEMA) <sup>2</sup>	\$1,036,585
Estimated Basis of Total Facilities Grant	\$20,464,510
Reimbursement Rate	80.00 %
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$16,371,608
Potentially eligible owner's and construction contingencies	\$1,379,000
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$1,103,200
Total Project Budget	\$27,900,000
Maximum Total Facilities Grant <sup>4</sup>	\$17,474,808

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

<sup>2</sup> This amount is an estimate based on information provided by the City and is subject to adjustment based on the final amount of third-party funding received by the City for this project.

<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.

Based on the information that the MSBA has received from the City, staff recommends that the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the City of Springfield to replace the existing Elias Brookings Elementary School with a new elementary school on a new site, located on Walnut Street, subject to the following conditions and limitations:

- The City understands that the MSBA's participation is as the payer of last resort and that the MSBA will not participate in any costs that will be reimbursed by FEMA or any other third party;
- The City of Springfield shall continue to work with FEMA and the Massachusetts Emergency Management Agency ("MEMA") and provide any and all information that FEMA and/or MEMA may require or request, to ensure and maximize FEMA funding and assistance for the proposed Elias Brookings Elementary School project;
- The City must receive approval from FEMA for a grant or grants that result in FEMA reimbursing the City for 75% of all FEMA-eligible project costs for the proposed Elias Brookings Elementary School project; and

- Pursuant to the MSBA's regulations, 963 CMR 2.09 (6), the total amount of FEMA funding and any other third-party funding shall be deducted from the total amount of MSBA-eligible project costs, and the remaining amount of eligible project costs shall be apportioned between the MSBA and City according to eligibility of cost and the applicable reimbursement rate, as determined by the MSBA.

MSBA staff recommends an estimated maximum Total Facilities Grant of \$16,371,608; however, the District may be eligible for up to an additional \$1,103,200 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 \$17,474,808 for the Project Scope and Budget Agreement and Project Funding Agreement with the City of Springfield to replace the existing Elias Brookings Elementary School with a new elementary school facility on a new site, located on Walnut Street.