

District: City of Springfield  
 School Name: Springfield Central High School  
 Recommended Category: Project Funding Agreement  
 Science Lab Initiative  
 Date: January 23, 2013

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Springfield to renovate the existing science department at Springfield Central High School.

<b>District Information</b>	
District Name	City of Springfield
Elementary School(s)	1 (PK-1) 12 (PK-5) 18 (K-5) 1 (PK-8)
Middle/Middle High School(s)	7 (6-8) 1 (6-12)
K-12 Facility	1 (K-12)
High School(s)	4 (9-12)

<b>School Information</b>	
School Name	Springfield Central High School
Type of School	High School
Grades Served	9-12
Year Opened	1986
Existing Building Square Footage	265,753
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>- Outdated Science Labs</li> <li>- Accessibility</li> <li>- Roof</li> </ul>
2011- 2012 Enrollment	2,074
Enrollment Specifics	Adjusted enrollment for non-vocational core academic areas – 1,800

<b>MSBA Votes</b>	
Invited into Science Lab Initiative Program	July 25, 2012
Project Funding Agreement Authorization	On January 30, 2013 Board agenda

<b>Consultants</b>	
Owner’s Project Manager	Leftfield, LLC
Designer	DiNisco Design Partnership, Inc.

## Discussion

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and the educational program and received input from educators, administrators, and facilities personnel. The following is a list of the preliminary alternatives considered.

Option	Description of Options	Estimated Project Cost
1	Renovation of 18 science labs in existing space; addition of 18 new classrooms.	\$31,169,455
2	Renovation of nine science labs in existing space; several labs with increased net floor area; addition of nine new science labs.	\$27,005,095
3	Renovation of nine science labs within existing walls; addition of nine new science labs.	\$26,420,782
4**	<i>Renovation of six science labs within existing walls; addition of 12 new science labs.</i>	<i>\$24,001,564</i>

*\*\*Preferred option*

MSBA staff reviewed the existing conditions analysis and proposed schedule provided by the District and discussed the scope and budget with the District and its consultants. The District presented Option 4 at the October 3, 2012 Facilities Assessment Subcommittee meeting as its preferred option, with a proposed Total Project Budget of \$24,001,564. This budget later increased to \$32 million due to an extended construction schedule, increased re-roofing costs, increased new construction area, additional sprinkler installation costs, and a higher level of finishes than originally planned.

- The District has provided a Total Project Budget of \$32,087,901 for the science lab project at the Springfield Central High School, which includes an estimated construction cost of \$25,708,443. Construction costs include:
  - Addition of 30,350 square-foot science department, including 12 new science labs and six new prep rooms.
  - Renovation of the existing science department to include six science labs, associated support spaces, and six renovated/re-purposed classrooms.
  - Replacement of roofing system and fire sprinkler system for the entire facility.
  - Replacement of greenhouse structure.

The basis of the Total Facilities Grant would be \$29,898,248 for the Springfield Central High School, which excludes ineligible costs associated with OPM fees in excess of the MSBA fee cap, costs associated with mailing and moving, costs associated with owner's and construction contingency, and costs in excess of the MSBA cap on Furniture, Fixtures, and Equipment. The project budget breakdown is shown in the following table:

<b>Project Scope and Budget Agreement</b>	
Enrollment: 1,800	District's Proposed Project Budget
Total Square Feet: 294,238	
Project Budget <sup>1</sup>	\$30,031,226
Scope Exclusions/Ineligible Costs	\$132,978
Estimated Basis of Total Facilities Grant	\$29,898,248

Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$23,918,598
Potentially eligible owner's and construction contingencies	\$2,056,675
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$1,645,340
Total Project Budget	\$32,087,901
Maximum Total Facilities Grant <sup>3</sup>	\$25,563,938

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

<sup>2</sup> Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.

<sup>3</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 \$23,918,598 for this project; however, the District may be eligible for up to an additional \$1,645,340 in grant funds, subject to the MSBA's review and audit of the City's owner's and construction contingency expenditures. Accordingly, staff recommends a maximum Total Facilities Grant of \$25,563,938 for the Project Funding Agreement with the City of Springfield for the renovation of the Science Department area at Central High School. This amount is subject to adjustment based on the MSBA's audit of project costs incurred by the District.