

District: City of Springfield
 School Name: John F. Kennedy Middle School
 Kensington International School
 Recommended Category: Project Funding Agreement
 Date: January 7, 2015

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Springfield for a window/door replacement project at the John F. Kennedy Middle School and a window/door replacement project at the Kensington International School.

District Info	
District Name	City of Springfield
Elementary School(s)	(1) PK-1, (11) PK-5, (1) PK-8, (20) K-5
Middle School(s)	(10) 6-8
Middle/High School(s)	(1) 6-12
High School(s)	(7) 9-12, (1) 10-12, (1) 11-12

School Info		
School Name	John F. Kennedy Middle School	Kensington International School
Type of School	Middle School	Elementary School
Grades Served	6-8	K-5
Year Opened	1966	1909
Total Building Square Footage	114,434	49,406
Additions	N/A	N/A
Building Issues	Roof/Windows/Boilers	Roof/Windows/Boilers
2013-2014 Enrollment	580	327

MSBA Votes	
Invitation to Feasibility Study	June 4, 2014
Project Funding Agreement Authorization	On January 14, 2015 Board agenda
Reimbursement Rate	80.00%

Consultants	
Owner's Project Manager	Arcadis US, Inc.
Designer	Gale Associates, 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's Designer, Gale Associates, Inc., recommends window/door replacement projects at both the John F. Kennedy Middle School and the Kensington International

School. The Designer has confirmed that the windows and doors 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 \$4,208,431, which includes a construction cost of \$3,009,300. Construction costs include:

- John F. Kennedy Middle School
 - \$99.74/sf for aluminum windows and demolition
 - \$106.99/sf for aluminum curtain wall and demolition
 - \$109.88/sf for translucent-glazed aluminum curtain wall and demolition
 - \$928,673 for abatement, exterior doors, insulated panels between window systems, and associated work

The District is also proposing add alternates for the Kennedy Middle School which are not included in the Total Project Budget or the Estimated Basis of Total Facilities Grant:

- \$52,500 for the vestibule installation within the front foyer entrance.
 - \$557,600 for the abatement and removal of additional fireproofing on both inside and outside of steel components at floor and roof lines where accessible.
- Kensington International School
 - \$99.65/sf for aluminum windows and demolition
 - \$259,316 for abatement, exterior doors, and associated work

Project Funding Agreement	John F. Kennedy Middle School	Kensington International School	District’s Total Proposed Budget
Enrollment	580	327	
Total Square Feet	114,434	49,406	
Project Budget ¹	\$2,621,133	\$1,090,903	\$3,712,036
Scope Exclusions/Ineligible Costs ²	\$0	\$155,503	\$155,503
Estimated Basis of Total Facilities Grant	\$2,621,133	\$935,400	\$3,556,533
Reimbursement Rate	80.00%	80.00%	
Estimated Maximum Total Facilities Grant ³	\$2,096,906	\$748,320	\$2,845,226
Project Contingencies ⁴	\$364,470	\$131,925	\$496,395
Potentially eligible owner’s and construction contingencies	\$119,317	\$45,203	\$164,520
Potential additional grant funds for eligible owner’s and construction contingency expenditures ⁵	\$95,454	\$36,162	\$131,616

Total Project Budget	\$2,985,603	\$1,222,828	\$4,208,431
Maximum Total Facilities Grant ⁶	\$2,192,360	\$784,482	\$2,976,842

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include consultant costs in excess of the 20% construction budget cap at the Kensington International 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; 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 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 \$2,845,226; however, the District may be eligible for up to an additional \$131,616 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 \$2,976,842 for a window/door replacement project at the John F. Kennedy Middle School and a window/door replacement project at the Kensington International School.