

District: City of Springfield
 School Name: Daniel B. Brunton School
 Mary M. Walsh School
 Springfield Public Day High School
 STEM Middle Academy
 Recommended Category: Project Funding Agreement
 Date: January 20, 2016

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 Daniel B. Brunton School, a window/door replacement project at the Mary M. Walsh School, a window/door replacement project at the Springfield Public Day High School, and a partial roof replacement project at the STEM Middle Academy.

District Info	
District Name	City of Springfield
Elementary Schools	1 (PK-1) 12 (PK-5) 1 (PK-8) 19 (K-5)
Middle Schools	11 (6-8) 1 (6-9) 1 (6, 9)
High Schools	1 (6-12) 8 (9-12) 1 (10-12) 1 (11-12)

School Info				
School Name	Daniel B. Brunton School	Mary M. Walsh School	Springfield Public Day High School	STEM Middle Academy
Type of School	Elementary School	Elementary School	High School	Middle School
Grades Served	K-5	K-5	9-12	6-8
Year Opened	1959	1941	1963	1920
Existing Square Footage	53,812	44,342	30,059	27,340
Additions	1974	1958, 1962	N/A	2012
Building Issues	Windows/Doors	Windows/Doors	Windows/Doors	Roof
2014-2015 Enrollment	467	292	117	292

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 3, 2015
Project Funding Agreement Authorization	On January 27, 2016 Board Agenda
Reimbursement Rate	80.00%

Consultants	
Owner's Project Manager ("OPM")	Skanska USA Building, Inc.
Designer	CBI Consulting, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of the facilities and developed schematic designs for the projects, including a proposed scope of work, schedule, and estimated budget. The District's Designer, CBI Consulting, Inc., recommends window/door replacement projects at the Daniel B. Brunton School, the Mary M. Walsh School, and the Springfield Public Day High School. The Designer recommends a partial roof replacement project at the STEM Middle Academy. The Designer has confirmed that the roof and windows/doors will be in compliance with the MSBA's sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analysis and proposed schedules provided by the District and have discussed the scopes and budgets with the District and its consultants.

At the Daniel B. Brunton School, the District has provided a Total Project Budget of \$2,662,470, which includes a construction cost of \$2,233,738. Construction costs at Daniel B. Brunton School include:

- \$1,271,218 (\$181.86/sq. ft.) for the aluminum windows
- \$244,986 (\$168.72/sq. ft.) for the aluminum storefronts
- \$205,867 for exterior doors
- \$116,726 for ADA compliance scope
- \$394,941 for other associated window/door replacement work

At the Mary M. Walsh School, the District has provided a Total Project Budget of \$2,646,869, which includes a construction cost of \$2,218,786. Construction costs at Mary M. Walsh School include:

- \$1,299,669 (\$210.20/ sq. ft.) for the aluminum windows
- \$86,934 (\$166.54/ sq. ft.) for the aluminum storefronts
- \$34,087 (\$113.62/ sq. ft.) for the Kallwall system
- \$150,917 for exterior doors
- \$137,044 for ADA compliance scope
- \$510,135 for other associated window/door replacement work

At the Springfield Public Day High School, the District has provided a Total Project Budget of \$1,690,808, which includes a construction cost of \$1,313,487. Construction costs at Springfield Public Day High School include:

- \$624,772 (\$194.63/ sq. ft.) for the aluminum windows
- \$149,296 (\$164.42/ sq. ft.) for the aluminum storefronts
- \$27,460 (\$107.69/ sq. ft.) for the Kallwall system at the gym
- \$76,553 for exterior doors

- \$126,912 for ADA compliance scope
- \$308,494 for other associated window/door replacement work

At the STEM Middle Academy, the District has provided a Total Project Budget of \$2,103,396, which includes a construction cost of \$1,666,499. Construction costs at STEM Middle Academy include:

- \$432,450 (\$33.48/sq. ft.) for the polyvinyl chloride (“PVC”) roof
- \$691,840 for the structural improvements at the raised roof
- \$542,209 for demolition and other associated roof replacement work

Project Funding Agreement	Daniel B. Brunton School	Mary M. Walsh School	Springfield Public Day High School	STEM Middle Academy	District's Combined Total Proposed Budget
Enrollment	467	292	117	292	
Total Square Feet	53,812	44,342	30,059	27,340	
Project Budget ¹	\$2,539,614	\$2,524,836	\$1,618,566	\$2,011,739	\$8,694,755
Scope Exclusions/Ineligible Costs ²	\$26,500	\$17,000	\$42,382	\$11,940	\$97,822
Estimated Basis of Total Facilities Grant	\$2,513,114	\$2,507,836	\$1,576,184	\$1,999,799	\$8,596,933
Reimbursement Rate	80.00%	80.00%	80.00%	80.00%	80.00%
Estimated Maximum Total Facilities Grant ³	\$2,010,491	\$2,006,269	\$1,260,947	\$1,599,839	\$6,877,546
Project Contingencies⁴					
Potentially eligible owner's and construction contingencies	\$122,856	\$122,033	\$72,242	\$91,657	\$408,788
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$98,284	\$97,626	\$57,793	\$73,326	\$327,029
Total Project Budget					
Total Project Budget	\$2,662,470	\$2,646,869	\$1,690,808	\$2,103,396	\$9,103,543
Maximum Total Facilities Grant ⁶	\$2,108,776	\$2,103,895	\$1,318,741	\$1,673,165	\$7,204,577

¹ Does not include owner's or construction contingencies.

² At Daniel B. Brunton School, the scope exclusions/ineligible costs include the estimated cost to replace the window mounted air conditioning unit in library with split air conditioning unit. At Mary M. Walsh School, the scope exclusions/ineligible costs include the estimated cost to replace the window mounted air conditioning unit in library with split air conditioning unit.

At Springfield Public Day High School, the scope exclusions/ineligible costs include the soft costs that exceed 20% of the construction budget.

At STEM Middle Academy, the scope exclusions/ineligible costs include soft costs that exceed 20% of the construction budget.

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 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 keeping 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.*

MSBA staff recommends a combined Estimated Maximum Total Facilities Grant of \$6,877,546; however, the District may be eligible for up to an additional \$327,029 in grant funds, subject to the MSBA’s review and audit of the owner’s and construction contingency expenditures. Accordingly, MSBA staff recommends a combined Maximum Total Facilities Grant of \$7,204,577 for a window/door replacement project at the Daniel B. Brunton School, a window/door replacement project at the Mary M. Walsh School, a window/door replacement project at the Springfield Public Day High School, and a partial roof replacement project at the STEM Middle Academy.