

District: City of Springfield  
 School Name: Alfred G. Zanetti Montessori Magnet School  
 Kensington Avenue International School  
 Mary M. Lynch Elementary School  
 M. Marcus Kiley Middle School  
 Recommended Category: Project Funding Agreement  
 Date: February 8, 2017

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Springfield for a windows and doors replacement project at the Alfred G. Zanetti Montessori Magnet School, a roof replacement project at the Kensington Avenue International School, a roof replacement project at the Mary M. Lynch Elementary School, and a windows and doors replacement project at the M. Marcus Kiley Middle School.

<b>District Info</b>	
District Name	City of Springfield
Elementary School(s)	13 (PK-5) 19 (K-5) 1 (PK-8)
Middle School(s)	12 (6-8) 1 (6-7,9-10) 1 (6-10)
High School(s)	1 (6-12) 1 (10-12) 7 (9-12)

<b>School Info</b>				
School Name	Alfred G. Zanetti Montessori Magnet School	Kensington Avenue International School	Mary M. Lynch Elementary School	M. Marcus Kiley Middle School
Type of School	Elementary School	Elementary School	Elementary School	Middle School
Grades Served	PK-8	K-5	K-5	6-8
Year Opened	1964	1909	1961	1963
Existing Square Footage	51,219	49,406	36,669	169,500
Additions	N/A	N/A	2010: Renovation 2013: Renovation	1974: Addition 2011: Roof
Building Issues	Windows/Doors	Roof	Roof	Windows/Doors
2015-2016 Enrollment	423	364	253	697

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	May 25, 2016
Project Funding Agreement Authorization	On February 15, 2017 Board agenda
Reimbursement Rate	80.00 %

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Leftfield, LLC
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 a windows and doors replacement project at the Alfred G. Zanetti Montessori Magnet School, a roof replacement project at the Kensington Avenue International School, a roof replacement project at the Mary M. Lynch Elementary School, and a windows and doors replacement project at the M. Marcus Kiley Middle School. The Designer has confirmed that the roofs, windows, and 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 Alfred G. Zanetti Montessori Magnet School, the District has provided a Total Project Budget of \$3,156,421, which includes a construction cost of \$2,496,278. Construction Costs include:
  - \$796,572 (\$122.51/sf) for aluminum windows.
  - \$53,395 (\$92.22/sf) for a translucent wall system.
  - \$127,062 for a storefront entrance.
  - \$369,168 for abatement.
  - \$112,850 for exterior wall panels around windows.
  - \$149,489 for sealants and flashings.
  - \$204,305 for new doors and associated hardware.
  - \$137,830 for new vandal screens.
  - \$120,563 for new roller shades.
  - \$129,234 for accessibility upgrades.
  - \$295,810 in other associated work including wood blocking, insulation, metal sill pans and jambs, painting and electrical.
- At the Kensington Avenue International School, the District has provided a Total Project Budget of \$1,488,913, which includes a construction cost of \$1,142,411. Construction Costs include:

- \$349,443 (\$21.71/sf) for the installation of a new polyvinyl chloride (“PVC”) roof.
  - \$48,664 for abatement.
  - \$507,374 for accessibility upgrades including an exterior ramp system, drinking fountains, and bathrooms
  - \$27,629 to replace an existing rooftop HVAC unit (ineligible for reimbursement).
  - \$209,301 in associated costs including wood blocking, metal flashings, drains, and repointing work.
- At the Mary M. Lynch Elementary School, the District has provided a Total Project Budget of \$2,117,130, which includes a construction cost of \$1,706,314. Construction Costs include:
    - \$910,947 (\$23.97/sf) for the installation of a new polyvinyl chloride (“PVC”) roof.
    - \$112,971 for abatement.
    - \$159,585 in roof-level masonry repairs.
    - \$159,002 in metal roof decking replacement.
    - \$114,521 in metal flashings.
    - \$122,621 in accessibility upgrades
    - \$126,667 in associated costs including wood blocking, safety rails and snow guards, roof-level plumbing work, and concrete decking repairs.
- At the M. Marcus Kiley Middle School, the District has provided a Total Project Budget of \$9,498,611, which includes a construction cost of \$8,359,041. Construction Costs include:
    - \$3,993,885 (\$222.54/sf) for new curtainwall systems.
    - \$22,230 (\$108.97/sf) for new aluminum windows.
    - \$1,039,625 in abatement.
    - \$484,205 in associated curtainwall opening prep work.
    - \$454,418 for new doors.
    - \$215,768 for a new storefront entrance system.
    - \$128,594 for a new translucent wall system.
    - \$169,075 for sealants.
    - \$143,488 for a silicone transition system in the curtainwalls.
    - \$460,301 for window prep and mobilization.
    - \$377,411 for roller shades.
    - \$25,197 for existing HVAC cleaning and repair (ineligible for reimbursement).
    - \$105,226 for accessibility upgrades
    - \$739,618 in associated work including roof-level brick repair, wood blocking, finish carpentry, window-adjacent ceiling repair, exterior wall panels, fireproofing, flashings and metals, and electrical work.

<b>Project Funding Agreement</b>	Alfred G. Zanetti Montessori Magnet School	Kensington Avenue International School	Mary M. Lynch Elementary School	M Marcus Kiley Middle School	District's Total Proposed Budget
Enrollment	423	364	253	697	
Total Square Feet	51,219	49,406	36,669	169,500	
Project Budget <sup>1</sup>	\$3,019,126	\$1,426,080	\$2,023,282	\$9,038,864	\$15,507,352
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$23,592	\$61,298	\$0	\$25,197	\$110,087
Estimated Basis of Total Facilities Grant	\$2,995,534	\$1,364,782	\$2,023,282	\$9,013,667	\$15,397,265
Reimbursement Rate	80.00%	80.00%	80.00%	80.00%	80.00%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$2,396,427	\$1,091,826	\$1,618,626	\$7,210,934	\$12,317,813
Project Contingencies <sup>4</sup>	\$137,295	\$62,833	\$93,848	\$459,747	\$753,723
Potentially eligible owner's and construction contingencies	\$137,295	\$62,833	\$93,848	\$459,747	\$753,723
Potential additional grant funds for eligible owner's and construction contingency expenditures <sup>5</sup>	\$109,836	\$50,266	\$75,078	\$367,798	\$602,978
Total Project Budget	\$3,156,421	\$1,488,913	\$2,117,130	\$9,498,611	\$16,261,075
Maximum Total Facilities Grant <sup>6</sup>	\$2,506,263	\$1,142,092	\$1,693,704	\$7,578,732	\$12,920,791

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

<sup>2</sup> Scope exclusions/ineligible costs include items that fall outside of the invited scope – soft costs that exceed 20% of construction costs, exterior balcony and archway repairs, and HVAC repairs and replacements. Scope exclusions/ineligible costs do not include ineligible construction contingency and owner's contingency.

<sup>3</sup> 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.

<sup>4</sup> Includes eligible and ineligible owner's and construction contingency.

<sup>5</sup> 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."

<sup>6</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 accordance 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 an Estimated Maximum Total Facilities Grant of \$12,317,813; however, the District may be eligible for up to an additional \$602,978 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 \$12,920,791 for a windows and doors replacement project at the Alfred G. Zanetti Montessori Magnet School, a roof replacement project at the Kensington Avenue International School, a roof replacement project at the Mary M. Lynch Elementary School, and a windows and doors replacement project at the M. Marcus Kiley Middle School.