

District: City of Springfield
 School Name: Thomas M. Balliet Elementary School
 Balliet Middle School
 Recommended Category: Project Funding Agreement
 Date: May 3, 2017

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Springfield for a roof replacement project at the Thomas M. Balliet Elementary School and a window and door replacement project at the Balliet Middle School.

On May 25, 2017, when the City of Springfield was invited into the Accelerated Repair Program (the “ARP”) for the Thomas M. Balliet Elementary School and the Balliet Middle School, the City was also invited to participate in the ARP for a window and door 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 window and door replacement project at the M. Marcus Kiley Middle School.

These other four Schools received Board authorization for a Project Funding Agreement at the February 15, 2017 Board of Directors meeting. Today, staff is recommending that the City of Springfield be authorized for a roof replacement project at the Thomas M. Balliet Elementary School and a window and door replacement project at the Balliet Middle School. The MSBA plans to include the Thomas M. Balliet Elementary School and the Balliet Middle School projects in the same Project Funding Agreement as the four previously approved Schools.

District Info	
District Name	City of Springfield
Elementary Schools	13 (PK-5) 19 (K-5) 1 (PK-8)
Middle Schools	12 (6-8) 1 (6-7, 9-10) 1 (6-10)
High Schools	1 (6-12) 1 (10-12) 7 (9-12)

School Info		
School Name	Thomas M. Balliet Elementary School	Balliet Middle School
Type of School	Elementary School	Middle School
Grades Served	PK-5	6-8
Year Opened	1948	1926
Total Building Square Footage	56,182	21,786

Additions	N/A	2007 Roof
Building Issues	Roof	Windows/Doors
2016-2017 Enrollment	323	46

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	May 25, 2016
Project Funding Agreement Authorization	On May 12, 2017 Board agenda
Reimbursement Rate	80.00%

Consultants	
Owner's Project Manager (the "OPM")	Leftfield, LLC
Designer	Gale Associates, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of the facilities and developed schematic designs including proposed scopes of work, schedules, and estimated budgets. The District's Designer, Gale Associates, Inc., recommends a roof replacement project at the Thomas M. Balliet Elementary School and a window and door replacement project at the Balliet Middle School. The Designer has confirmed that the roof, windows, and doors will be in compliance with the MSBA's sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analyses and proposed schedules that were provided by the District. Also, MSBA staff discussed the scopes and budgets with the District and its consultants.

At the Thomas M. Balliet Elementary School, the District has provided a Total Project Budget of \$2,089,300, which includes a construction cost of \$1,665,757. Construction costs include:

- \$399,424 (\$19.97/sf) for a new polyvinyl chloride roof ("PVC")
- \$120,553 for roof related demolition
- \$81,331 for hazardous materials
- \$65,290 for roof-level masonry
- \$48,341 for new roof drains and miscellaneous plumbing
- \$41,475 for new rooftop ventilators allowance (ineligible)
- \$57,218 for electrical work
- \$222,149 in associated roof replacement work
- \$629,976 for MAAB accessibility upgrades including bathrooms, fountains, and a new elevator.

At the Balliet Middle School, the District has provided a Total Project Budget of \$1,707,255, which includes a construction cost of \$1,271,605. Construction costs include:

- \$420,155 (\$132.42/sf) for new aluminum windows
- \$12,833 for a new aluminum storefront system (42 square feet)

- \$137,664 for hazardous materials
- \$46,580 for new fiberglass-reinforced plastic doors
- \$55,992 for security screens
- \$52,214 for window shades
- \$11,928 for masonry repairs to balcony (ineligible)
- \$236,727 in associated window replacement work
- \$297,512 for ineligible MAAB upgrades including a new exterior entry ramp as well as bathroom and fountain improvements

Project Funding Agreement	Thomas M. Balliet Elementary School	Balliet Middle School	District's Total Proposed Budget⁷
Enrollment	323	46	
Total Square Feet	56,182	21,786	
Project Budget ¹	\$1,997,683	\$1,637,317	\$3,635,000
Scope Exclusions/Ineligible Costs ²	\$41,475	\$420,831	\$462,306
Estimated Basis of Total Facilities Grant	\$1,956,208	\$1,216,486	\$3,172,694
Reimbursement Rate	80.00%	80.00%	80.00%
Estimated Maximum Total Facilities Grant ³	\$1,564,966	\$973,189	\$2,538,155
Project Contingencies⁴			
Potentially eligible owner's and construction contingencies	\$91,617	\$69,938	\$161,555
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$73,294	\$55,950	\$129,244
Total Project Budget			
Maximum Total Facilities Grant ⁶	\$2,089,300	\$1,707,255	\$3,796,555
	\$1,638,260	\$1,029,139	\$2,667,399

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include an allowance for new rooftop HVAC ventilators for the Balliet Elementary School as well as MAAB upgrade work including a new exterior entry ramp and soft costs that exceed 20% of the construction budget cap for Balliet Middle 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 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 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.

⁷The amounts reflected in this column are combined totals for the individual projects that are described in this memo. Each of the school projects described in this memo shall be considered

severally, and not jointly, so that any unused portion of the grant amount specified for one of the school projects cannot be applied to an overage in otherwise eligible costs that exceed the grant amount specified for another project.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$2,538,155 for the projects; however, the District may be eligible for up to an additional \$129,244 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 \$2,667,399 for a roof replacement project at the Thomas M. Balliet Elementary School and a windows/doors replacement project at the Balliet Middle School.