

District: City of Springfield
 School Name: South End Middle School
 Recommended Category: Project Funding Agreement
 Date: April 3, 2018

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 South End Middle School.

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)
Priority School Name	South End Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1947
Existing Square Footage	41,250
Additions	N/A
Building Issues	Windows/Doors
2017-2018 Enrollment	240

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 28, 2017
Project Funding Agreement Authorization	On April 10, 2018 Board agenda
Reimbursement Rate	80.00%

Consultants	
Owner’s Project Manager (the “OPM”)	P-Three, Inc.
Designer	CGKV Architects, 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, CGKV Architects, Inc., recommends window/door replacements

at the South End Middle School. The Designer has confirmed that the window/door replacements will be in compliance with the MSBA’s sustainability requirements.

MSBA staff reviewed the consultants’ existing conditions analysis and proposed schedule that were provided by the District. Also, MSBA staff discussed the scope and budget with the District and its consultants. The District has provided a Total Project Budget of \$2,391,493 which includes a construction cost of \$1,934,908. Construction costs include:

- \$376,770 (\$144.08/sf) for classroom and hallway windows;
- \$82,755 (\$156.73/sf) for basement windows;
- \$61,614 (\$138.46/sf) for staircase windows;
- \$288,160 for asbestos and lead paint removal;
- \$94,536 for door replacement;
- \$583,792 for masonry repairs at the windows and doors;
- \$107,229 for restoration cleaner and sealer to masonry (ineligible for reimbursement);
- \$31,627 for limestone repairs at piers (ineligible for reimbursement);
- \$21,085 for masonry work at chimney (ineligible for reimbursement);
- \$45,206 for ADA improvements;
- \$49,198 for HVAC work (\$39,358 for split-system air conditioning ineligible for reimbursement);
- And \$192,936 for other associated window replacement work.

Project Funding Agreement	
Enrollment: 240	District’s Proposed
Total Square Feet: 41,250	Project Budget
Project Budget ¹	\$2,285,073
Scope Exclusions/Ineligible Costs ²	\$199,300
Estimated Basis of Total Facilities Grant	\$2,085,773
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant ³	\$1,668,618
Project contingencies ⁴	\$106,420
Potentially eligible owner’s and construction contingencies	\$92,415
Potential additional grant funds for eligible owner’s and construction contingency expenditures ⁵	\$73,932
Total Project Budget	\$2,391,493
Maximum Total Facilities Grant ⁶	\$1,742,550

¹ Does not include owner’s or construction contingencies.

² Scope exclusions/ineligible costs include restoration cleaner and sealer to masonry, limestone repairs at piers, masonry work at chimney, and split-system air conditioning.

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 and ineligible owner's and construction contingency. Scope exclusions/ineligible costs include construction contingency in excess of the 5% construction budget cap and owner's contingency in excess of the 0.5% construction budget cap.*

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.*

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$1,668,618; however, the District may be eligible for up to an additional \$73,932 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 \$1,742,550 for the Project Funding Agreement for a window/door replacement project at the South End Middle School.