

District: City of Springfield
 School Name: Brightwood Elementary School
 Recommended Category: Project Scope and Budget
 Date: August 22, 2018

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the City of Springfield to consolidate the existing Brightwood Elementary School and the existing Lincoln Elementary School into a new facility serving grades PK-5 on a new Plainfield Street site.

District Information	
District Name	City of Springfield
Elementary School(s)	13 Schools (PK-5) 20 Schools (K-5) 1 School (PK-8)
Middle School(s)	14 Schools (6-8)
High School(s)	3 Schools (6-12) 7 Schools (9-12)
Priority School Name	Brightwood Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1899
Existing Square Footage	55,473
Additions	1915-1916 Additions on either side of main building
Acreage of Site	1.75 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> - Structural integrity - Mechanical systems - Electrical systems - Plumbing systems - Envelope - Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.
Original Design Capacity	350
2017-2018 Enrollment	317
Agreed Upon Enrollment	800
Enrollment Specifics	The City and MSBA have mutually agreed upon a design enrollment of 800 students for grades K-5, for a project that will serve grades PK-5.
Total Project Budget – Debt Exclusion Anticipated	No

MSBA Board Votes	
Invitation to Eligibility Period	July 20, 2016
Invitation to Feasibility Study	February 15, 2017
Preferred Schematic Authorization	April 10, 2018
Project Scope & Budget Authorization	On August 29, 2018 Board agenda
Reimbursement Rate Before Incentives	80.00%
Incentive Points	1.85 – Maintenance 1.00 – CM @ Risk
Total Reimbursement Rate ¹	80.00%

¹ By statute, 80% is the District's maximum reimbursement rate and the District's base reimbursement rate is 80.00% before applying any incentive points.

Consultants	
Owner's Project Manager (the "OPM")	Skanska USA Building, Inc.
Designer	DiNisco Design Partnership

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss the project's scope and budget. The District has provided a Total Project Budget of \$82,201,776, which includes an estimated construction cost of \$66,941,200 (\$445/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$61,436,369, which excludes legal fees, ineligible site work, site costs in excess of 8% of total building cost, construction costs in excess of \$333/sq. ft., costs associated with mailing and moving, costs in excess of the \$1,200 per student allowance for fixtures, furniture, and equipment, costs in excess of the \$1,200 per student allowance for technology, owner's and construction contingency costs, and costs associated with the commissioning of ineligible square footage.

Project Scope and Budget Agreement	
Enrollment: 800	District's Proposed
Proposed Total Square Feet: 150,500	Project Budget
Project Budget ¹	\$79,524,128
Scope Exclusions/Ineligible Costs	-\$18,087,759
Estimated Basis of Total Facilities Grant	\$61,436,369
Reimbursement Rate	80%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$49,149,095
Cost Recovery	-\$1,422
Estimated Maximum Total Facilities Grant ²	\$49,147,673
Potentially eligible owner's and construction contingencies	\$1,338,824
Potential additional grant funds for eligible owner's and construction contingency expenditures	\$1,071,059
Total Project Budget	\$82,201,776
Maximum Total Facilities Grant ^{3,4}	\$50,218,732

¹ Does not include owner's or construction contingencies.

² Does not include any grant funds for potentially eligible owner's or construction contingency expenditures; subject to MSBA review and audit.

³ *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.*

⁴ *Maximum Total Facilities Grant will be allocated in part to FY '19 Grant Cap, and in part to future available Grant Cap Space.*

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$49,147,673; however, the District may be eligible for up to an additional \$1,071,059 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 \$50,218,732 for the Project Scope and Budget Agreement and Project Funding Agreement to consolidate the existing Brightwood Elementary School and the existing Lincoln Elementary School into a new facility serving grades PK-5 on a new Plainfield Street site.