

District: City of Springfield  
 School Name: Milton Bradley School  
 Recommended Category: Project Funding Agreement  
 Date: February 6, 2019

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Springfield for a partial roof replacement project at the Milton Bradley School.

The City of Springfield was also invited into the Accelerated Repair Program for a boiler replacement project at the Springfield High School of Science and Technology. The two Schools received invitations to the Accelerated Repair Program at the June 27, 2018 Board of Directors Meeting. The City of Springfield will seek authorization to combine the two Schools within the same Project Funding Agreement at the April 10, 2019 Board of Directors Meeting.

<b>District Info</b>	
District Name	City of Springfield
Elementary Schools	13 Schools (PK-5) 20 Schools (K-5) 1 School (PK-8)
Middle Schools	14 Schools (6-8)
High Schools	3 Schools (6-12) 7 Schools (9-12)
Priority School Name	Milton Bradley School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1964
Existing Square Footage	113,026
Additions	1995
Building Issues	Roof
2017-2018 Enrollment	545

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	June 27, 2018
Project Funding Agreement Authorization	On February 13, 2019 Board agenda
Reimbursement Rate	80.00%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Architectural Consulting Group, LLC
Designer	Kaestle Boos 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, Kaestle Boos Associates, Inc., recommends a partial roof replacement at the Milton Bradley School. The Designer has confirmed that the roof 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 \$3,356,488 which includes a construction cost of \$2,785,783. Construction costs include:

- \$161,403 (\$20.86/sf) for architectural shingle roof;
- \$1,089,128 (\$104.29/sf) for straight cut slate roof (\$723,623 ineligible costs due to \$35.00/sf cap);
- \$608,090 (\$30.56/sf) for the 80 mil polyvinyl chloride (“PVC”) roof;
- \$252,340 for roof demolition and hazardous waste abatement;
- \$144,446 for roof flashing and blocking;
- \$81,390 for concrete and masonry replacement;
- \$152,962 for scaffolding and carpentry;
- \$39,393 for a new copper strainer (\$9,848 ineligible costs for exceeding cap for copper);
- \$45,611 for new fascia;
- \$21,326 for snow guards;
- \$51,090 for exhaust fans;
- \$16,826 for electrical work;
- And \$121,778 for other associated roof replacement work.

The District proposed a deduct alternate for the following scope of work. The District may consider the deduct alternate if the construction bids come in higher than the estimated Construction Budget shown in the Total Project Budget.

- \$660,000 for synthetic slate in lieu of straight cut slate (\$660,00 ineligible for reimbursement due to \$35.00/sf cap).

<b>Project Funding Agreement</b>	
Enrollment: 545	District’s Proposed
Total Square Feet: 113,026	Project Budget
Project Budget <sup>1</sup>	\$3,161,483
Scope Exclusions/Ineligible Costs <sup>2</sup>	-\$733,471
Estimated Basis of Total Facilities Grant	\$2,428,012
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$1,942,410
Project Contingencies <sup>4</sup>	\$195,005
Potentially Eligible Owner’s and Construction Contingencies	\$112,878

Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures <sup>5</sup>	\$90,302
Total Project Budget	\$3,356,488
Maximum Total Facilities Grant <sup>6</sup>	\$2,032,712

<sup>1</sup> Does not include Owner's or Construction Contingencies.

<sup>2</sup> Scope exclusions/ineligible costs include roof costs exceeding a \$35.00/sf cap and costs exceeding a cap for copper materials.

<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 \$1,942,410; however, the District may be eligible for up to an additional \$90,302 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 \$2,032,712 for the Project Funding Agreement for a partial roof replacement project at the Milton Bradley School.