

District: Town of Longmeadow
School Name: Glenbrook Middle School
Recommended Category: Project Scope and Budget
Date: June 11, 2025

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Longmeadow (the “District”) to consolidate the student population of the existing Glenbrook Middle School and Williams Middle School and construct a new facility serving grades 6-8 on the site of the existing Williams Middle School.

District Information	
District Name	Town of Longmeadow
Elementary Schools	Wolf Swamp Road Elementary School (PK-5) Blueberry Hill Elementary School (K-5) Center Elementary School (K-5)
Middle Schools	Glenbrook Middle School (6-8) Williams Middle School (6-8)
High School	Longmeadow High School (9-12)
Priority School Name	Glenbrook Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1967
Existing Square Footage	95,000
Additions	N/A
Acreage of Site	21 acres
Building Issues	The District identified deficiencies in the following areas: • Structural integrity • Mechanical systems • Electrical systems • Plumbing systems • Windows • Roof • Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program as well as existing and projected overcrowding.
Original Design Capacity	Unknown
2024-2025 Enrollment	327 students
Agreed Upon Enrollment	665 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 665 students serving grades 6-8.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	March 2, 2022
Invitation to Feasibility Study	June 21, 2023
Preferred Schematic Authorization	October 30, 2024
Project Scope & Budget Authorization	On June 18, 2025 Board agenda
Reimbursement Rate Before Incentives	50.79%
Incentive Points	1.58 – Maintenance 3.00 – Energy Efficiency – “Green Schools” ¹ 1.00 – Indoor Air Quality – “Green Schools” ¹
Total Reimbursement Rate ¹	56.37%

¹ The MSBA has provisionally included three (3) incentive points for energy efficiency, and one (1) incentive point for indoor air quality, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements of the Green Schools Program, the District will not qualify for some or all of these incentive points, and the MSBA will adjust the reimbursement rate accordingly.

Consultants	
Owner’s Project Manager (the “OPM”)	Colliers Project Leaders NE, LLC
Designer	Jones Whitsett Architects, Inc.

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss scope and budget. The District has provided a Total Project Budget of \$151,594,774, which includes an estimated construction cost of \$118,909,700 (\$881/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$95,420,505, which excludes the following: legal fees; OPM and Designer fees associated with excluded scope associated with the auditorium; OPM and Designer fees beyond MSBA funding limits; costs associated with asbestos-containing floor material and ceiling tile abatement; costs associated with the removal of fuel storage tanks; costs associated with off-site work ; construction costs for building and site work beyond MSBA funding limits, which includes scope associated with ineligible building area; costs associated with mailing and moving; costs exceeding the \$1,200 per student allowance for furniture, fixtures, and equipment; and costs exceeding the \$1,200 per student allowance for technology. The Total Project Budget also excludes costs associated with the commissioning of ineligible building area as well as owner’s and construction contingency costs beyond MSBA funding limits.

Project Scope and Budget Agreement	
Enrollment: 665 students	District’s Proposed Project Budget
Proposed Total Square Feet: 135,015	
Project Budget ¹	\$140,436,203
Scope Exclusions/Ineligible Costs	-\$45,015,698
Third Party Funding	\$0
Estimated Basis of Total Facilities Grant	\$95,420,505
Reimbursement Rate	56.37%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$53,788,539
Commissioning Costs Associated with Ineligible Building Area	-\$14,116
Cost Recovery Associated with Prior Projects	\$0
Estimated Maximum Total Facilities Grant ²	\$53,774,423

Owner's and Construction Contingencies	\$11,158,571
Ineligible Owner's and Construction Contingencies	-\$9,374,925
Potentially Eligible Owner's and Construction Contingencies	\$1,783,646
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$1,005,441
Total Project Budget	\$151,594,774
Maximum Total Facilities Grant ^{3,4}	\$54,779,864

¹Does not include Owner's or Construction Contingencies.

²Does not include any grant funds for potentially eligible Owner's or Construction Contingency Expenditures; subject to MSBA review and audit.

³Includes 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.

⁴Maximum Total Facilities Grant will be allocated in part to the current Grant Cap, and in part to future available Grant Cap space.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$53,774,423; however, the District may be eligible for up to an additional \$1,005,441 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 \$54,779,864 for the Project Scope and Budget Agreement and Project Funding Agreement to consolidate the student population of the existing Glenbrook Middle School and Williams Middle School and construct a new facility serving grades 6-8 on the site of the existing Williams Middle School.