

District: City of Springfield  
School Name: High School of Commerce  
Indian Orchard Elementary School  
Recommended Category: Project Funding Agreement  
Date: June 11, 2025

## Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Springfield (the “District”) for a roof replacement project at the High School of Commerce and a roof replacement project at the Indian Orchard Elementary School.

The District was also invited into the Accelerated Repair Program for a roof replacement at the Glenwood School. Staff is recommending that the Glenwood School project be combined with the High School of Commerce and Indian Orchard Elementary School projects within the same Project Funding Agreement, contingent upon the District receiving authorization for a Project Funding Agreement for the Glenwood School.

| District Information |                                                        |
|----------------------|--------------------------------------------------------|
| District Name        | City of Springfield                                    |
| Elementary Schools   | 3 Schools (PK)<br>30 Schools (PK-5)<br>1 School (PK-8) |
| Middle Schools       | 14 Schools (6-8)                                       |
| High Schools         | 4 Schools (6-12)<br>10 Schools (9-12)                  |

| School Information            |                                           |                                  |
|-------------------------------|-------------------------------------------|----------------------------------|
| School Name                   | High School of Commerce                   | Indian Orchard Elementary School |
| Type of School                | High School                               | Elementary School                |
| Grades Served                 | 9-12                                      | PK-5                             |
| Year Opened                   | 1915                                      | 1924                             |
| Total Building Square Footage | 266,952                                   | 88,498                           |
| Additions                     | Athletic and Science Wing Addition - 1998 | N/A                              |
| Building Issues               | Roof                                      | Roof                             |
| 2024-2025 Enrollment          | 966                                       | 580                              |

| MSBA Votes                                                  |                               |
|-------------------------------------------------------------|-------------------------------|
| Invitation to Participate in the Accelerated Repair Program | October 30, 2024              |
| Project Funding Agreement Authorization                     | On June 18, 2025 Board agenda |
| Reimbursement Rate                                          | 80.00%                        |

| <b>Consultants</b>                  |                                  |
|-------------------------------------|----------------------------------|
| Owner's Project Manager (the "OPM") | Skanska USA Building, Inc        |
| Designer                            | Dietz & Company Architects, Inc. |

## **Discussion**

The Owner's Project Manager ("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, Dietz & Company Architects, Inc., recommends roof replacement projects at the High School of Commerce and the Indian Orchard Elementary School. The Designer has confirmed that the proposed roof replacement work will comply with the MSBA's sustainability requirements.

MSBA staff reviewed the existing condition analyses provided by the District's consultants, as well as the District's proposed schedules. MSBA staff also discussed the proposed scopes and budgets with the District and its consultants.

At the High School of Commerce, the District has provided a Total Project Budget of \$16,555,067, which includes a construction cost of \$14,834,676. Construction costs include the following components:

- \$13,604,162 for the installation of an 80-millimeter adhered PVC membrane roof;
  - o \$4,813,262 is ineligible for reimbursement for exceeding the \$100/square foot total roof cost cap; and
- \$1,230,514 for solar readiness including structural upgrades.

At the Indian Orchard Elementary School, the District has provided a Total Project Budget of \$7,483,632, which includes a construction cost of \$6,427,366. Construction costs include the following components:

- \$5,350,691 for the installation of an 80-millimeter adhered PVC membrane roof on the main roof area and copper roof on bump-outs at the original 1923 building;
  - o \$1,400,766 is ineligible for reimbursement for exceeding the \$100/square foot total roof cost cap and \$117,925 is ineligible for reimbursement due to the premium cost of copper roof materials; and
- \$1,076,674 for solar readiness including structural upgrades.

MSBA staff recommends the Estimated Total Facilities Grants and the Maximum Total Facilities Grants as set forth in the table below, subject to MSBA approval and audit:

| <b>Project Funding Agreement</b>                                                                             | <b>Indian Orchard Elementary School</b> | <b>High School of Commerce</b> |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------|
| Enrollment                                                                                                   | 580                                     | 966                            |
| Total Square Feet                                                                                            | 88,498                                  | 266,952                        |
| Project Budget <sup>1</sup>                                                                                  | \$7,213,655                             | \$16,003,889                   |
| Scope Exclusions/Ineligible Costs <sup>2</sup>                                                               | \$1,518,691                             | \$4,813,262                    |
| Estimated Basis of Total Facilities Grant                                                                    | \$5,694,964                             | \$11,190,627                   |
| Reimbursement Rate                                                                                           | 80.00%                                  | 80.00%                         |
| Estimated Maximum Total Facilities Grant <sup>3</sup>                                                        | \$4,555,971                             | \$8,952,502                    |
|                                                                                                              |                                         |                                |
| Project Contingencies <sup>4</sup>                                                                           | \$269,977                               | \$551,178                      |
| Potentially Eligible Owner's and Construction Contingencies                                                  | \$269,977                               | \$551,178                      |
| Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures <sup>5</sup> | \$215,982                               | \$440,942                      |
|                                                                                                              |                                         |                                |
| Total Project Budget                                                                                         | \$7,483,632                             | \$16,555,067                   |
| Maximum Total Facilities Grant <sup>6</sup>                                                                  | \$4,771,953                             | \$9,393,444                    |

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

<sup>2</sup> Scope exclusions/ineligible costs include costs exceeding the \$100/square foot total roof cost cap and at Indian Orchard Elementary School premium costs 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.