

District: City of Springfield  
 School Name: Frederick Harris School  
 Indian Orchard Elementary School  
 Sumner Avenue School  
 Recommended Category: Project Funding Agreement  
 Date: June 17, 2020

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Springfield for a boiler replacement project at the Frederick Harris School, a partial boiler replacement project at the Indian Orchard Elementary School, and a partial boiler replacement project at the Sumner Avenue School.

<b>District Info</b>	
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)

<b>School Info</b>			
School Name	Frederick Harris School	Indian Orchard Elementary School	Sumner Avenue School
Type of School	Elementary School	Elementary School	Elementary School
Grades Served	PK-5	PK-5	PK-5
Year Opened	1927	1924	1912
Total Building Square Footage	89,839	88,498	82,339
Additions	1947, 1954, 2001	1998	1998
Building Issues	Boiler	Partial Boiler	Partial Boiler
2019-2020 Enrollment	654	644	548

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	June 26, 2019
Project Funding Agreement Authorization	On June 24, 2020 Board agenda
Reimbursement Rate	80.00%

<b>Consultants</b>	
Owner's Project Manager (the "OPM")	PCA 360, LLC
Designer	Raymond Design Associates, Inc.

**Discussion**

The OPM and Designer conducted a feasibility analysis of each facility and developed Schematic Designs including proposed scopes of work, schedules, and estimated budgets. The District's Designer, Raymond Design Associates, recommends a boiler replacement project at the Frederick Harris School, a partial boiler replacement project at the Indian Orchard Elementary School, and a partial boiler replacement project at the Sumner Avenue School. The Designer has confirmed that the boiler replacements will be in compliance with the MSBA's sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analyses and proposed schedules that were provided by the District. Also, MSBA staff discussed the scopes and budgets for the projects with the District and its consultants.

At the Frederick Harris School, the District has provided a Total Project Budget of \$1,866,410, which includes a construction cost of \$1,360,209. Construction costs include:

- \$454,479 for installation of two boilers (2,500 MBH, gas fired);
- \$84,163 for demolition;
- \$47,131 for hot water heater;
- \$138,049 for hot water pumps and boiler pumps;
- \$89,296 for variable frequency drives;
- \$88,169 for hot water piping;
- \$74,972 for exhaust and air intake sheet metal;
- \$109,412 for controls;
- \$105,372 for miscellaneous plumbing, HVAC, and electrical;
- and \$169,166 for other associated boiler replacement work (\$3,367 for construction permits and fees ineligible for reimbursement).

At the Indian Orchard Elementary School, the District has provided a Total Project Budget of \$945,773, which includes a construction cost of \$684,513. Construction costs include:

- \$209,978 for installation of one boiler (4,000 MBH, gas fired);
- \$41,996 for demolition;
- \$52,579 for hot water pumps and boiler pumps;
- \$54,174 for variable frequency drives;
- \$53,419 for hot water piping;
- \$58,794 for controls;
- \$85,654 for miscellaneous plumbing, HVAC, and electrical;
- and \$127,919 for other associated boiler replacement work (\$1,764 for construction permits and fees ineligible for reimbursement).

At the Sumner Avenue School, the District has provided a Total Project Budget of \$979,851, which includes a construction cost of \$709,545. Construction costs include:

- \$209,994 for installation of one boiler (4,000 MBH, gas fired);
- \$41,999 for demolition;
- \$71,062 for hot water pumps and boiler pumps;
- \$54,179 for variable frequency drives;
- \$83,191 for hot water piping;
- \$58,798 for controls;
- \$86,418 for miscellaneous plumbing, HVAC, and electrical;
- and \$103,904 for other associated boiler replacement work (\$1,764 for construction permits and fees ineligible for reimbursement).

<b>Project Funding Agreement</b>	Frederick Harris Elementary School	Indian Orchard Elementary School	Sumner Avenue Elementary School	District's Total Proposed Budget
Enrollment	654	644	548	
Total Square Feet	89,839	88,498	82,339	
Project Budget <sup>1</sup>	\$1,712,761	\$868,141	\$899,410	\$3,480,312
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$77,767	\$1,764	\$1,764	\$81,295
Estimated Basis of Total Facilities Grant	\$1,634,994	\$866,377	\$897,646	\$3,399,017
Reimbursement Rate	80.00%	80.00%	80.00%	80.00%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$1,307,995	\$693,102	\$718,117	\$2,719,214
Project Contingencies <sup>4</sup>	\$153,649	\$77,632	\$80,441	\$311,722
Potentially Eligible Owner's and Construction Contingencies	\$67,842	\$37,551	\$38,928	\$144,321
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures <sup>5</sup>	\$54,274	\$30,041	\$31,142	\$115,457
Total Project Budget	\$1,866,410	\$945,773	\$979,851	\$3,792,034
Maximum Total Facilities Grant <sup>6</sup>	\$1,362,269	\$723,143	\$749,259	\$2,834,671

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

<sup>2</sup> Scope exclusions/ineligible costs include construction permits and fees as well as soft costs that exceed 20% of the construction budget cap.

<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 a combined Estimated Maximum Total Facilities Grant of \$2,719,214; however, the District may be eligible for up to an additional \$115,457 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 combined Maximum Total Facilities Grant of \$2,834,671 for a boiler replacement project at the Frederick Harris School, a partial boiler replacement project at the Indian Orchard Elementary School, and a partial boiler replacement project at the Sumner Avenue School.