

District: City of Springfield
 School Name: William N. DeBerry Elementary School
 Recommended Category: Project Scope and Budget
 Date: June 17, 2020

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 (the “District”) to replace the existing William N. DeBerry Elementary School with a new facility that consolidates students from the existing DeBerry and Homer Street Elementary Schools on the site of the existing DeBerry Elementary School that will serve students in grades PK-5. MSBA staff accepts the District’s Schematic Design, contingent upon the District gaining full ownership, control, and exclusive use of the proposed 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	William N. DeBerry Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1951
Existing Square Footage	43,969
Additions	1961
Acreage of Site	2.68 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> – Structural integrity – Electrical systems – Plumbing systems – Envelope – Windows – 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	Unknown
2019-2020 Enrollment	261
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.

District Information	
Total Project Budget – Debt Exclusion Anticipated	No

MSBA Board Votes	
Invitation to Eligibility Period	February 15, 2017
Invitation to Feasibility Study	April 10, 2018
Preferred Schematic Authorization	December 11, 2019
Project Scope & Budget Authorization	On June 24, 2020 Board agenda
Reimbursement Rate Before Incentives	80.00%
Incentive Points	1.85 – Maintenance
Total Reimbursement Rate ¹	80.00%

¹By statute, 80.00% is the District’s maximum reimbursement rate and the District’s base reimbursement rate is 80.00% before applying any incentive points. Therefore, the District is not eligible to receive any incentive points as the base reimbursement rate results in a maximum reimbursement rate of 80.00%.

Consultants	
Owner’s Project Manager (the “OPM”)	Skanska USA Building, Inc.
Designer	DiNisco Design, Inc.
Construction Manager (Chap 149A)	Fontaine Bros. 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 \$95,051,267, which includes an estimated construction cost of \$77,641,520 (\$498 sq. ft.). The Estimated Basis of Total Facilities Grant would be \$66,441,809, which excludes ineligible costs associated with ineligible square footage; abatement of asbestos-containing floor materials; hazardous material abatement; site costs in excess of 8% of total building cost; construction costs in excess of \$333/sq. ft. plus eligible demolition and abatement; costs associated with mailing and moving; costs in excess of the \$1,200 per student allowance for fixtures, furniture, and equipment; and owner’s and construction contingency costs;

Additionally, the proposed repurposing of the Homer Elementary School will result in the MSBA recovering a portion of state funds previously paid to the District for the Green Repair project at the Homer Elementary School (MSBA ID #2000902810085G) which was completed in November 2012. The MSBA has calculated this recovery of funds to be \$189,081. Also, costs associated with the commissioning of ineligible square footage will result in the recovery of a portion of the overall commissioning cost. The MSBA has calculated this recovery of commissioning-related funds to be \$1,607. Both cost recovery amounts have been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 800 Proposed Total Square Feet: 155,990	District's Proposed Project Budget
Project Budget ¹	\$91,928,623
Scope Exclusions/Ineligible Costs	\$25,486,814
Estimated Basis of Total Facilities Grant	\$66,441,809
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant before Cost Recovery ²	\$53,153,447
Cost Recovery	-\$190,688
Estimated Maximum Total Facilities Grant ²	\$52,962,759
Potentially Eligible Owner's and Construction Contingencies	\$1,557,076
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$1,245,661
Total Project Budget	\$95,051,267
Maximum Total Facilities Grant ^{3,4}	\$54,208,420

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 \$52,962,759; however, the District may be eligible for up to an additional \$1,245,661 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 \$54,208,420 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing William N. DeBerry and Homer Street Elementary Schools with a new facility on the site of the existing DeBerry Elementary School contingent upon the District gaining full ownership, control, and exclusive use of the proposed site.