

District: City of Springfield
 School Name: Glickman Elementary School
 Springfield Central High School
 Thomas M. Balliet Elementary School
 Recommended Category: Project Funding Agreement
 Date: October 19, 2022

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Springfield for a window and door replacement project at the Glickman Elementary School, a boiler replacement project at the Springfield Central High School, and a window and door replacement project at the Thomas M. Balliet Elementary School.

District Info	
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)

School Info			
School Name	Glickman Elementary School	Springfield Central High School	Thomas M. Balliet Elementary School
Type of School	Elementary School	High School	Elementary School
Grades Served	K-5	9-12	PK-5
Year Opened	1954	1986	1948
Existing Square Footage	44,460	263,462	56,778
Additions	Addition of eight rooms and renovation of existing building in 1980.	Addition of science wing and new roof in 2016.	N/A
Building Issues	Windows/Doors	Boilers	Windows/Doors
2021-2022 Enrollment	285	2,080	293

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 27, 2021
Project Funding Agreement Authorization	On October 26, 2022 Board agenda
Reimbursement Rate	80.00%

Consultants	
Owner's Project Manager (the "OPM")	Colliers Project Leaders NE, LLC
Designer	Johnson Roberts 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, Johnson Roberts Associates, Inc. recommends a windows/doors replacement project at the Glickman Elementary School, a boiler replacement project at the Springfield Central High School, and a windows/doors replacement project at the Thomas M. Balliet Elementary School. The Designer has confirmed that the boiler and windows/doors 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 Glickman Elementary School, the District has provided a Total Project Budget of \$3,536,642, which includes a construction cost of \$2,651,697. Construction costs include:

- \$1,877,440 (\$257.75/sf) for aluminum window systems and associated demolition;
- \$169,052 for miscellaneous demolition and hazardous material abatement;
- \$204,257 for door installation and associated demolition;
- \$170,402 for trim, sills, and blocking;
- \$103,100 for roller shades;
- \$45,692 for other associated window and door replacement work;
- and \$81,754 for toilet room upgrades (accessibility modifications).

The District also proposed one add alternate for the following scope of work. The District may consider the add alternate if the construction bids come in lower than the estimated Construction Budget shown in the Total Project Budget.

- \$399,700 to substitute rock guards for high performance glazing.

At the Springfield Central High School, the District has provided a Total Project Budget of \$1,992,776, which includes a construction cost of \$1,265,531. Construction costs include:

- \$644,738 for the installation of three boilers (gas fired, 3,589 MBH each);
- \$136,729 for associated boiler demolition and hazardous material abatement;
- \$160,724 for miscellaneous demolition;
- \$164,621 for boiler room HVAC;
- \$28,887 for miscellaneous boiler room plumbing;
- \$40,200 for boiler room electrical;
- and \$89,632 for other associated boiler replacement work.

At the Thomas M. Balliet Elementary School, the District has provided a Total Project Budget of \$1,947,895, which includes a construction cost of \$1,256,855. Construction costs include:

- \$704,095 (\$172.15/sf) for aluminum window systems and associated demolition;
- \$129,835 for miscellaneous demolition and hazardous material abatement;
- \$87,082 for door installation and associated demolition;
- \$141,773 for trim, sills, and blocking;
- \$128,568 for other associated window and door replacement work;
- and \$65,502 for roller shades.

The District also proposed one add alternate for the following scope of work. The District may consider the add alternate if the construction bids come in lower than the estimated Construction Budget shown in the Total Project Budget.

- \$56,800 to substitute rock guards for high performance glazing.

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

Project Funding Agreement	Glickman Elementary School	Springfield Central High School	Thomas M. Balliet Elementary School
Enrollment	285	2,080	293
Total Square Feet	44,460	263,462	56,778
Project Budget ¹	\$3,236,642	\$1,752,776	\$1,817,895
Scope Exclusions/Ineligible Costs ²	\$54,606	\$234,139	\$309,669
Estimated Basis of Total Facilities Grant	\$3,182,036	\$1,518,637	\$1,508,226
Reimbursement Rate	80.00%	80.00%	80.00%
Estimated Maximum Total Facilities Grant ³	\$2,545,629	\$1,214,910	\$1,206,581
Project Contingencies⁴			
Potentially eligible owner's and construction contingencies	\$300,000	\$240,000	\$130,000
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures ⁵	\$132,585	\$63,277	\$62,843
	\$106,068	\$50,622	\$50,274
Total Project Budget	\$3,536,642	\$1,992,776	\$1,947,895
Maximum Total Facilities Grant⁶	\$2,651,697	\$1,265,532	\$1,256,855

¹ Does not include Owner's or Construction Contingencies.

² Scope exclusions/ineligible costs include soft costs that exceed 20% of the construction budget cap.

³ 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.

⁴*Includes eligible and ineligible Owner's and Construction Contingency.*

⁵*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."*

⁶*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.*