District: City of Springfield
School Name: Elias Brookings Elementary School
Mary Dryden Veterans Memorial Elementary School
Recommended Category: Preferred Schematic
Date: November 9, 2011

Recommendation

That the Executive Director be authorized to approve the City of Springfield to proceed into schematic design for renovations within the existing footprint of the Elias Brookings Elementary School and for an addition and renovation project at the Mary Dryden Veterans Memorial School.

District Information	
District Name	City of Springfield
Early Childhood Center	1 – Margaret C. Ells (PK-1)
K-12 Facility	1 – Springfield Academy for Excellence (K-12)
Elementary/Middle Schools	12 – PK-5 Schools 18 – K-5 Schools 1 – PK-8 School
Middle Schools	7 – 6-8 Schools
Middle/High School	1 – 6-12 School
High Schools	4 – 9-12 Schools

MSBA Board Votes	
Preferred Schematic Authorization	November 16, 2011
Project Scope & Budget Authorization	TBD
Reimbursement Rate Before Incentives	80.00%

School Information		
School Name	Elias Brookings School	Mary Dryden Veterans Memorial
Type of School	Elementary School	Elementary School
Grades Served	PK-5	PK-5
Year Opened	1925	1953
Total Building Square Footage	59,769	38,850
Building Issues	- Envelope - Structural - Windows - Interior Corridor walls - Electrical systems	- Envelope - Structural - Windows - Interior Corridor walls - Ceilings

	(minor) - Plumbing systems (minor) - Fire protection systems (minor) - Roof	- Floors - Roof
2010-2011 Enrollment	255 + PreK	305 + PreK

Consultants	
Owner's Project Manager	Arcadis
Designer	Drummey Rosane Anderson, Inc.

Discussion

On June 1, 2011, a tornado struck portions of western Massachusetts, including the City of Springfield, causing damage to two schools within the District; the Elias Brookings Elementary School and the Mary Dryden Veterans Memorial Elementary School. The City moved quickly to assess the building damage through the use of existing task order contracts, assembling a team of architects to visit the buildings and develop short-term recommendations for repairs and conceptual options for long-term solutions.

The team first visited the Elias Brookings Elementary School and the Mary Dryden Veterans Memorial on June 2, 2011. The Brookings, although structurally sound, suffered substantial damage to the exterior envelope, roof, parapet and windows, and to some interior walls. The majority of the heavy damage to the Mary Dryden Veterans Memorial Elementary School was contained to the north wing, which houses 6 classrooms. The roof was completely torn off this section of the building, and the City's design team determined that the wing was structurally unsound and would need to be demolished. There was also water damage in the main part of the school, and repair work was needed to some sections of the floor, ceilings, and walls before students could be allowed back into the facility.

The City sent the Brookings and Dryden students to other local schools for the remainder of the 2010-2011 academic year. As part of its short-term plan, the City moved quickly to provide repairs at the Dryden, including demolition of the north wing, and to lease and install portable classrooms for both the Dryden (4 portables required to supplement the main building) and the Brookings (28 portable classrooms required to house all of the students because the building could not be occupied without significant renovation). As part of its budget development, the City forecast that the portables at the Dryden would be required for one school year, while the portables at the Brookings will need to be leased for two years.

Since June, the City has been working to establish budgets for each project and meeting with Federal Emergency Management Agency (FEMA) to complete FEMA's Project Worksheets to determine what part of the each of the school projects will be eligible under FEMA guidelines. The City has confirmed with FEMA that portions of the work at both the Dryden and Brookings are eligible for reimbursement. The City will need to wait for the final review from FEMA before it knows the funding level. As the City now has received approval from FEMA that its projects are eligible, and City officials have been able to confirm with FEMA that its funding level will not be affected by the MSBA's participation, staff recommend that the City be invited to begin its

collaboration with the MSBA to renovate both the Dryden and the Brookings School. The City understands that the MSBA's participation is as the payer of last resort and that the MSBA will not participate in any costs that will be reimbursed by FEMA or any other third party.

The City intends to replace the classroom wing at the Dryden and renovate the main portion of the building as required by code and to complete any necessary repairs to house approximately 255 K-5 students plus Pre-K. The City intends to renovate the Brookings School within its existing footprint (except as may be required to add an elevator) to house approximately 305 K-5 students plus Pre-K. Staff will work with the City to understand the existing conditions analysis and proceed with the preferred solutions at each of the schools.

Based on the information that MSBA has received from Springfield, staff recommends that the City of Springfield be approved to proceed into schematic design for renovations to the Elias Brookings Elementary School and for an addition and renovation project at the Mary Dryden Veterans Memorial School, subject to the following conditions and limitations:

The City of Springfield shall continue to work with FEMA and the Massachusetts Emergency Management Agency ("MEMA") and provide any and all information that FEMA and/or MEMA may require or request, to ensure and maximize FEMA funding and assistance for the proposed projects at the Dryden Memorial Elementary School and the Brookings Elementary School; and

The City must receive approval from FEMA for a grant or grants that result in FEMA reimbursing the City for 75% of all FEMA-eligible project costs for the proposed Dryden School and Brookings School projects; and

Any MSBA participation in the proposed Dryden School project and/or the proposed Brookings School project beyond preferred schematic design shall require an affirmative vote of the MSBA's Board of Directors; and

Pursuant to the MSBA's regulations, 963 CMR 2.09 (6), the total amount of FEMA funding and any other third-party funding shall be deducted from the total amount of MSBA-eligible project costs, and the remaining amount of eligible project costs shall be apportioned between the MSBA and City according to the applicable reimbursement rate, as determined by the MSBA.