District:	City of Springfield
School Name:	Mary O. Pottenger Elementary School Milton Bradley Elementary School Rebecca M. Johnson 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 window and door replacement project at the Mary O. Pottenger Elementary School, a partial window and door replacement project at the Milton Bradley Elementary School, and a window and door replacement project at the Rebecca M. Johnson Elementary School.

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

School Information			
School Name	Mary O. Pottenger Elementary School	Milton Bradley Elementary School	Rebecca M. Johnson Elementary School
Type of School	Elementary School	Elementary School	Elementary School
Grades Served	PK-5	PK-5	PK-5
Year Opened	1953	1995	1993
Existing Square	42,694	113,026	150,407
Additions	Addition in 1959	Addition in 1995	N/A
Building Issues	Windows/Doors	Partial Windows/Doors	Windows/Doors
2024-2025	365	385	589

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%

Consultants	
Owner's Project Manager (the "OPM")	The Vertex Companies, LLC
Designer	Johnson Roberts Associates, Inc.

Discussion

The Owner's Project Manager ("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 window and door replacement project at the Mary O. Pottenger Elementary School, a partial window and door replacement project at the Milton Bradley Elementary School, and a window and door replacement project at the Rebecca M. Johnson Elementary School. The Designer has confirmed that the proposed window and exterior door scope of 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 for the projects with the District and its consultants.

At the Mary O. Pottenger Elementary School, the District has provided a Total Project Budget of $4,150,414, which includes a construction cost of $3,441,941. Construction costs include the following components:

- $3,342,689 for the installation of aluminum windows and exterior doors and all associated work; and
- $99,252 for accessibility upgrades.
    - Of the accessibility upgrade costs, $13,200 is ineligible for reimbursement due to additional scope beyond accessibility upgrades.

At the Milton Bradley Elementary School, the District has provided a Total Project Budget of $2,418,365, which includes a construction cost of $1,796,183. Construction costs include the following components:

- $1,796,183 for the installation of aluminum windows and exterior doors and all associated work.

At the Rebecca M. Johnson Elementary School, the District has provided a Total Project Budget of $3,873,788, which includes a construction cost of $3,186,423. Construction costs include the following components:

- $3,186,423 for the installation of aluminum windows and exterior doors and all associated work.

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:

Project Funding Agreement	Mary O. Pottenger Elementary School	Milton Bradley Elementary School	Rebecca M. Johnson Elementary School
Enrollment	365	385	589

Project Funding Agreement	Mary O. Pottenger Elementary School	Milton Bradley Elementary School	Rebecca M. Johnson Elementary School
Total Square Feet	42,694	113,026	150,407
Project Budget[1]	$3,961,833	$2,319,575	$3,698,535
Scope Exclusions/Ineligible Costs[2]	$13,200	$164,155	$0
Estimated Basis of Total Facilities Grant	$3,948,633	$2,155,420	$3,698,535
Reimbursement Rate	80.00%	80.00%	80.00%
Estimated Maximum Total Facilities Grant[3]	$3,158,906	$1,724,336	$2,958,828

Project Contingencies[4]	$188,581	$98,790	$175,253
Potentially eligible owner's and construction contingencies	$188,581	$89,809	$175,253
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$150,865	$71,847	$140,202

Total Project Budget	$4,150,414	$2,418,365	$3,873,788
Maximum Total Facilities Grant[6]	$3,309,771	$1,796,183	$3,099,030

[1] Does not include Owner's or Construction Contingencies.
[2] Scope exclusions/ineligible costs include HVAC work at the Mary O. Pottenger Elementary School and soft costs that exceed the 20% cap at Milton Bradley Elementary School.
[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.