District:	City of Springfield
School Name:	Samuel Bowles Elementary School Sumner Avenue Elementary School
Recommended Category:	Project Funding Agreement
Date:	August 20, 2025

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Springfield (the "District") for a roof replacement project at the Samuel Bowles Elementary School, and a roof replacement project at the Sumner Avenue Elementary School.

The District was also invited into the Accelerated Repair Program for a window and door replacement project at Springfield Central High School. The Central High School project was approved at the June 18, 2025, Board of Directors meeting to execute a Project Funding Agreement. Staff is recommending that the Central High School project be combined with the Springfield Sumner Avenue School and the Samuel Bowles School projects within the same Project Funding Agreement.

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	Samuel Bowles Elementary School	Sumner Avenue Elementary School
Type of School	Elementary School	Elementary School
Grades Served	PK-5	PK-5
Year Opened	1926	1912
Total Building Square Footage	50,444	82,339
Additions	1954 – annex freestanding building added to the campus 1960s – annex was connected to the main building and a 6-room addition was constructed	1914 – additional building constructed on the school campus (acquired 1990) The main building has been modified in the last 20 years to create multiple classrooms around a connecting atrium

Building Issues	Roof	Roof
School Name	Samuel Bowles Elementary School	Sumner Avenue Elementary School
2024-2025 Enrollment	325 (including PK)	490 (including PK)

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 30, 2024
Project Funding Agreement Authorization	On August 27, 2025 Board agenda
Reimbursement Rate	80.00%

Consultants	
Owner's Project Manager (the "OPM")	LiRo-Hill, Corp. (fka Hill International)
Designer	Raymond Design Associates, Inc.

Discussion

The Owner's Project Manager ("OPM") and Designer conducted a feasibility analysis of the facilities and developed Schematic Designs, including proposed scopes of work, schedules, and estimated budgets. The District's Designer, Raymond Design Associates, Inc. recommends roof restoration and partial replacement at the Sumner Avenue Elementary School and roof replacement at the Samuel Bowles Elementary School. The Designer has confirmed that the roof restoration and replacement will comply with the MSBA's sustainability requirements.

MSBA staff reviewed the existing conditions analyses provided by the District's consultants as well as the District's proposed schedules. MSBA staff also discussed the proposed scopes and budgets with the District and its consultants.

At the Sumner Avenue Elementary School, the District has provided a Total Project Budget of $3,710,909, which includes a construction cost of $2,897,867. Construction costs include the following components:

- $2,743,788 for liquid-applied roof restoration work and an 80-millimeter adhered PVC membrane roof;
- $36,934 for solar readiness, including conduit, wiring and roof penetrations for electrical connections; and
- $117,145 for ADA upgrades associated with CMR 521.

At the Samuel Bowles Elementary School, the District has provided a Total Project Budget of $4,423,063, which includes a construction cost of $3,461,773. Construction costs include the following components:

- $3,224,337 for the installation of an 80-millimeter adhered PVC membrane roof;
  - $358,705 is ineligible for reimbursement due to exceeding the $100/square foot total roof cost cap; and
  - $55,252 is ineligible for reimbursement due to new HVAC work.

- $2,260 for solar readiness, including conduit, wiring and roof penetrations for electrical connections.
- $ 235,176 for accessibility upgrades.

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	Samuel Bowles Elementary School	Sumner Avenue Elementary School
Enrollment	325 (including PK)	490 (including PK)
Total Square Feet	50,444	82,339
Project Budget[1]	$4,255,433	$3,551,527
Scope Exclusions/Ineligible Costs[2]	$598,054	$74,087
Estimated Basis of Total Facilities Grant	$3,657,379	$3,477,440
Reimbursement Rate	80.00%	80.00%
Estimated Maximum Total Facilities Grant[3]	$2,925,903	$2,781,952
Project Contingencies[4]	$167,630	$159,382
Potentially Eligible Owner's and Construction Contingencies	$152,391	$144,893
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$121,913	$115,914
Total Project Budget	$4,423,063	$3,710,909
Maximum Total Facilities Grant[6]	$3,047,816	$2,897,866

[1] Does not include Owner's or Construction Contingencies.

[2] Scope exclusions/ineligible costs include costs exceeding the $100/square foot total roof cost cap and new HVAC work for Bowles Elementary School as well as soft costs that exceed 20% of the construction budget cap at both Schools.

[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.