

District: City of Cambridge
 School Name: Fletcher Maynard Academy
 Kennedy-Longfellow School
 Recommended Category: Project Funding Agreement
 Date: January 20, 2016

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Cambridge for a boiler replacement project at the Fletcher Maynard Academy and a roof replacement project at the Kennedy-Longfellow School.

District Info	
District Name	City of Cambridge
Elementary Schools	Amigos School (PK-8) Cambridgeport School (PK-5) Fletcher/Maynard Academy (PK-5) Graham and Parks School (PK-5) Haggerty School (PK-5) John M. Tobin Montessori School (PK-5) Kennedy-Longfellow School (PK-5) Dr. Martin Luther King Jr. School (PK-5) King Open School (PK-5) Maria L. Baldwin School (PK-5) Morse School (PK-5) Peabody School (PK-5)
Middle Schools	Cambridge Street Upper School (6-8) Putnam Avenue Upper School (6-8) Rindge Avenue Upper School (6-8) Vassal Lane Upper School (6-8)
High School	Cambridge Rindge and Latin School (9-12)

School Info		
School Name	Fletcher Maynard Academy	Kennedy-Longfellow School
Type of School	Elementary School	Elementary School
Grades Served	PK-5	PK-5
Year Opened	1929	1971
Total Building Square Footage	84,206	113,100
Additions	1982	N/A
Building Issues	Boilers	Roof
2014-2015 Enrollment	263	258

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 3, 2015
Project Funding Agreement Authorization	On January 27, 2016 Board agenda

Reimbursement Rate	47.03%
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Consultants	
Owner’s Project Manager (“OPM”)	Skanska USA Building, Inc.
Designer	Tai Soo Kim Partners, LLC

Discussion

The OPM and Designer conducted a feasibility analysis of the facilities and developed schematic designs for the projects, including a proposed scope of work, schedule, and estimated budget. The District’s Designer, Tai Soo Kim Partners, LLC, recommends a boiler replacement project at the Fletcher Maynard Academy and a roof replacement project at the Kennedy-Longfellow School. The Designer has confirmed that the boiler and roof will be in compliance with the MSBA’s sustainability requirements.

MSBA staff reviewed the consultants’ existing conditions analysis and proposed schedules provided by the District and have discussed the scopes and budgets with the District and its consultants.

At the Fletcher Maynard Academy, the District has provided a Total Project Budget of \$904,457, which includes a construction cost of \$600,661. Construction costs at the Fletcher Maynard Academy include:

- \$194,351 for the installation of three boilers
- \$406,310 for demolition and other associated boiler work

At the Kennedy-Longfellow School, the District has provided a Total Project Budget of \$3,264,968, which includes a construction cost of \$2,804,463. Construction costs at the Kennedy-Longfellow School include:

- \$1,698,744 (\$30.62/sq. ft.) for the thermoplastic polyolefin (“TPO”) roof
- \$217,024 for TPO exterior wall covering of existing penthouse
- \$888,695 for hazardous material abatement, demolition, and other associated roof work

Project Funding Agreement	Fletcher Maynard Academy	Kennedy-Longfellow School	District’s Combined Total Proposed Budget
Enrollment	263	258	
Total Square Feet	84,206	113,100	
Project Budget ¹	\$871,421	\$3,110,723	\$3,982,144
Scope Exclusions/Ineligible Costs ²	\$39,760	\$0	\$39,760
Estimated Basis of Total Facilities Grant	\$831,661	\$3,110,723	\$3,942,384
Reimbursement Rate	47.03%	47.03%	47.03%
Estimated Maximum Total Facilities Grant ³	\$391,130	\$1,462,973	\$1,854,103

Project Contingencies ⁴	\$33,036	\$154,245	\$187,281
Project Funding Agreement	Fletcher Maynard Academy	Kennedy- Longfellow School	District's Total Proposed Budget
Potentially eligible owner's and construction contingencies	\$33,036	\$154,245	\$187,281
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$15,537	\$72,541	\$88,078
Total Project Budget	\$904,457	\$3,264,968	\$4,169,425
Maximum Total Facilities Grant⁶	\$406,667	\$1,535,514	\$1,942,181

¹ Does not include owner's or construction contingencies.

² At the Fletcher Maynard Academy the scope exclusions/ineligible costs include removal of oil tank and soft costs that exceed the soft cost cap (\$250,000).

At the Kennedy-Longfellow School, there are no scope exclusions/ineligible costs.

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 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 keeping 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.

MSBA staff recommends a combined Estimated Maximum Total Facilities Grant of \$1,854,103; however, the District may be eligible for up to an additional \$88,078 in grant funds, subject to the MSBA's review and audit of the owner's and construction contingency expenditures. Accordingly, MSBA staff recommends a combined Maximum Total Facilities Grant of \$1,942,181 for a boiler replacement project at the Fletcher Maynard Academy and a roof replacement project at the Kennedy-Longfellow School.