

District: City of Cambridge  
 School Name: Fletcher Maynard Academy  
 Recommended Category: Project Funding Agreement  
 Date: February 8, 2017

**Recommendation**

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

<b>District Info</b>	
District Name	City of Cambridge
Elementary Schools	1 (PK-8) 11 (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 Latin School (9-12)
Priority School Name	Fletcher Maynard Academy
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1991
Existing Square Footage	84,206
Additions	N/A
Building Issues	Roof
2015-2016 Enrollment	258

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	May 25, 2016
Project Funding Agreement Authorization	On February 15, 2017 Board agenda
Reimbursement Rate	36.99%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Arcadis U.S., Inc.
Designer	HAKS Engineers, P.C.

**Discussion**

The OPM and Designer conducted a feasibility analysis of the facility and developed a schematic design including a proposed scope of work, schedule, and estimated budget. The District’s Designer, HAKS Engineers, P.C., recommends a roof replacement project at the Fletcher Maynard Academy. The Designer has confirmed that the roof will be in compliance with the MSBA’s sustainability requirements.

MSBA staff reviewed the consultants’ existing conditions analysis and proposed schedule that were provided by the District. Also, MSBA staff discussed the scope and budget

with the District and its consultants. The District has provided a Total Project Budget of \$1,265,677, which includes a construction cost of \$805,654.

Construction costs include:

- \$466,246 (\$27.28/sf) for the Thermoplastic Polyolefin (“TPO”) roof
- \$72,720 for demolition and hazardous material abatement
- \$64,709 for raising the existing perimeter wall around the roof
- \$201,979 for other associated roof work

<b>Project Funding Agreement</b>	
Enrollment:	258
Total Square Feet:	84,206
Project Budget <sup>1</sup>	\$1,124,688
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$69,034
Estimated Basis of Total Facilities Grant	\$1,055,654
Reimbursement Rate	36.99%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$390,486
Project contingencies <sup>4</sup>	\$140,989
Potentially eligible owner’s and construction contingencies	\$44,311
Potential additional grant funds for eligible owner’s and construction contingency expenditures <sup>5</sup>	\$16,391
Total Project Budget	\$1,265,677
Maximum Total Facilities Grant <sup>6</sup>	\$406,877

<sup>1</sup> Does not include owner’s or construction contingencies.

<sup>2</sup> Scope exclusions/ineligible costs include soft costs that exceed 20% of the construction budget cap. Scope exclusions/ineligible costs do not include ineligible construction contingency and owner’s contingency.

<sup>3</sup> 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.

<sup>4</sup> Includes eligible and ineligible owner’s and construction contingency.

<sup>5</sup> 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.”

<sup>6</sup> 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.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$390,486; however, the District may be eligible for up to an additional \$16,391 in grant funds, subject to the MSBA’s review and audit of the District’s owner’s and construction contingency expenditures. Accordingly, staff recommends a Maximum Total Facilities Grant of \$406,877 for the Project Funding Agreement for a roof replacement project at the Fletcher Maynard Academy.