

District: City of Cambridge
 School Name: Graham and Parks School
 Recommended Category: Project Funding Agreement
 Date: February 6, 2019

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 Graham and Parks School.

District Info	
District Name	City of Cambridge
Elementary Schools	1 School (PK-8) 11 Schools (PK-5)
Middle School	4 Schools (6-8)
High School	1 School (9-12)
Priority School Name	Graham and Parks School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1960
Existing Square Footage	79,373
Additions	N/A
Building Issues	Roof
2017-2018 Enrollment	362

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 27, 2018
Project Funding Agreement Authorization	On February 13, 2019 Board agenda
Reimbursement Rate	44.08%

Consultants	
Owner’s Project Manager (the “OPM”)	exPERTcon, Inc.
Designer	S/L/A/M Collaborative

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, S/L/A/M Collaborative, recommends a roof replacement project at the Graham and Parks School. The Designer has confirmed that the roof replacement project 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 \$4,025,017, which includes a construction cost of \$3,310,795 Construction costs include:

- \$1,878,303 (\$39.20/sf) for the installation of a new polyvinyl chloride (“PVC”) membrane roof (\$201,033 ineligible for reimbursement due to \$35.00/sf cap);
- \$496,097 for hazardous material abatement;
- \$166,587 for temporary fencing and protection;
- \$70,299 for blocking;
- \$142,498 for tectum roof planks;
- \$134,016 for metal roof edge;
- \$38,743 for roof drain piping;
- \$14,928 for tree trimming and storm drain cleaning (ineligible for reimbursement);
- \$161,404 for ADA toilet room upgrades;
- And \$207,920 for demolition and other associated roof replacement work.

Project Funding Agreement	
Enrollment: 362	District’s Proposed
Total Square Feet: 79,373	Project Budget
Project Budget ¹	\$3,842,923
Scope Exclusions/Ineligible Costs ²	-\$215,961
Estimated Basis of Total Facilities Grant	\$3,626,962
Reimbursement Rate	44.08%
Estimated Maximum Total Facilities Grant ³	\$1,598,765
Project Contingencies ⁴	\$182,094
Potentially Eligible Owner’s and Construction Contingencies	\$170,216
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures ⁵	\$75,031
Total Project Budget	\$4,025,017
Maximum Total Facilities Grant ⁶	\$1,673,796

¹ Does not include Owner’s or Construction Contingencies.

² Scope exclusions/ineligible costs include tree trimming, storm drain cleaning, and roof replacement costs in excess of the \$35/sf cap.

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.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of \$1,598,765; however, the District may be eligible for up to an additional \$75,031 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 \$1,673,796 for the Project Funding Agreement for a roof replacement project at the Graham and Parks School.