

District: City of Cambridge
 School Name: Amigos School
 Recommended Category: Project Funding Agreement
 Date: August 23, 2023

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 Amigos School.

District Info	
District Name	City of Cambridge
Elementary Schools	1 (PK-8) 11 (PK-5)
Middle School	4 (6-8)
High School	1 (9-12)
Priority School Name	Amigos School
Type of School	Elementary-Middle School
Grades Served	PK-8
Year Opened	1853
Existing Square Footage	56,594
Additions	1873 (Addition)- small miscellaneous additions 1938 (Demo/Addition)- demo all but the 1910 northwest building addition and a new three-story modern brick addition added to the southeast and a one and a half story at the rear of the building to house a gymnasium 1982 (Renovation)- major renovation of the building, which included a roof replacement (gravel ballasted EPDM)
Building Issues	Roof
2022-2023 Enrollment	407

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 26, 2022
Project Funding Agreement Authorization	On August 30, 2023 Board agenda
Reimbursement Rate	34.16%

Consultants	
Owner’s Project Manager (the “OPM”)	Hill International Company
Designer	Civitects PC

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, Civitects PC, recommends a roof replacement at the Cambridge

Elementary School. The Designer has confirmed that the roof replacement 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 \$1,982,324, which includes a construction cost of \$1,429,125. Construction costs include:

- \$606,389 (\$35.26/sf) for the installation of Thermoplastic Polyolefin (“TPO”) roof (\$4,389 of which is ineligible for exceeding the \$35/sf roofing cost cap);
- \$93,867 for roof demolition;
- \$97,200 for hazardous material abatement;
- \$33,575 for roof blocking and rough carpentry;
- \$312,844 for flashings and sealants (\$29,799 is ineligible for premium material cost of copper);
- \$76,189 for masonry;
- \$33,230 for HVAC removal and reinstallation;
- \$67,457 for plumbing work;
- \$32,253 for electrical work;
- \$64,959 for accessibility compliance upgrades;
- and \$11,162 for associated roof replacement work.

MSBA staff recommends the Estimated Total Facilities Grant and the Maximum Total Facilities Grant set forth in the table below subject to MSBA approval and audit:

Project Funding Agreement	
Enrollment: 407	District’s Proposed
Total Square Feet: 56,594	Project Budget
Project Budget ¹	\$1,882,285
Scope Exclusions/Ineligible Costs ²	\$208,361
Estimated Basis of Total Facilities Grant	\$1,673,924
Reimbursement Rate	34.16%
Estimated Maximum Total Facilities Grant ³	\$571,812
Project Contingencies ⁴	\$100,039
Potentially Eligible Owner’s and Construction Contingencies	\$69,747
Potential Additional Grant Funds for Eligible Owner’s and Construction Contingency Expenditures ⁵	\$23,826
Total Project Budget	\$1,982,324
Maximum Total Facilities Grant ⁶	\$595,638

¹ Does not include Owner’s or Construction Contingencies.

² Scope exclusions/ineligible costs include roof cost in excess of \$35/sf eligible cap, scope exclusion for premium material cost of copper, and soft costs that exceed 20% of the construction budget 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.

⁴Includes 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.