

District: City of Cambridge  
 School Name: Cambridgeport Elementary School  
 Recommended Category: Project Funding Agreement  
 Date: June 16, 2021

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Cambridge for a window/door replacement project at the Cambridgeport Elementary School.

<b>District Info</b>	
District Name	City of Cambridge
Elementary School	1 (PK-8) 11 (PK-5)
Middle School	4 (6-8)
High School	1 (9-12)
Priority School Name	Cambridgeport Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1903
Existing Square Footage	58,646
Additions	Addition in 1978
Building Issues	Windows/Doors
2019-2020 Enrollment	325

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	December 16, 2020
Project Funding Agreement Authorization	On June 23, 2021 Board agenda
Reimbursement Rate	46.12%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Atlantic Construction & Management, Inc.
Designer	Kaestle Boos Associates, Inc.

**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, Kaestle Boos Associates, Inc., recommends a window/door replacement project at the Cambridgeport Elementary School. The Designer has confirmed that the windows/doors 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 \$2,242,100, which includes a construction cost of \$1,567,978. Construction costs include:

- \$319,296 (\$295.37/sf) for aluminum storefront windows and associated demolition;
- \$337,738 (\$93.58/sf) for aluminum windows and associated demolition;
- \$122,315 for door demolition and installation;
- \$141,764 for hazardous material abatement;
- \$112,868 for metal panels and skylight window;
- \$53,449 for security screens and security glazing at designated locations;
- \$104,717 for extra sashes with insulated aluminum panels with cutouts for existing air conditioners and surplus window sashes with insulated aluminum panels for future air conditioning units (ineligible for reimbursement);
- \$162,457 for associated finishes and window shades;
- and \$213,374 in other associated window work;

The District proposed a deduct alternate for the following scope of work. The District may consider the deduct alternate if the construction bids come in higher than the estimated Construction Budget shown in the Total Project Budget.

- \$45,159 to replace windows with insulated glazing in lieu of the base scope material, insulated security glazing, at designated locations.

<b>Project Funding Agreement</b>	
Enrollment: 325	District's Proposed
Total Square Feet: 58,646	Project Budget
Project Budget <sup>1</sup>	\$1,957,178
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$201,265
Estimated Basis of Total Facilities Grant	\$1,755,913
Reimbursement Rate	46.12%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$809,827
Project Contingencies <sup>4</sup>	\$284,922
Potentially Eligible Owner's and Construction Contingencies	\$73,163
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures <sup>5</sup>	\$33,743
Total Project Budget	\$2,242,100
Maximum Total Facilities Grant <sup>6</sup>	\$843,570

<sup>1</sup> Does not include Owner's or Construction Contingencies.

<sup>2</sup> Scope exclusions/ineligible costs include ineligible scope associated with extra and surplus window sashes for air conditioning units and soft costs that exceed 20% of the construction budget cap.

<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 \$809,827; however, the District may be eligible for up to an additional \$33,743 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 \$843,570 for the Project Funding Agreement for a window/door replacement project at the Cambridgeport Elementary School.