SITEWORK AND DEMOLITION & ABATEMENT COST ALLOWANCE GUIDANCE

General Description

The MSBA sitework cost allowance is for basic site development costs related to an approved Core Program project. The sitework cost allowance may cover a portion of site costs related to basic sitework such as excavation, earthwork and site preparations, pedestrian walkways, site utilities, site drainage, playgrounds/yards for elementary schools, fields for physical education and general student use, and landscaping. The cost of building demolition and/or abatement is reviewed separately from the sitework costs, including the sitework cost allowance. The goal of MSBA partially funding any sitework allowance is to fund basic, standard and common site needs for any school project pursuant to a building plan that the district and the MSBA agree upon in the Project Scope and Budget Agreement.

Allowance

The MSBA provides a sitework cost funding level allowance not to exceed a percentage of the MSBA's building cost funding level, as determined by the MSBA, for otherwise eligible sitework costs. The MSBA will not reimburse for site costs that: (1) exceed the sitework cost funding level allowance as a percentage of the MSBA's building cost funding level, (2) are categorically ineligible, (3) are not included within or are in excess of the MSBA agreed upon scope and budget document, and/or (4) are determined to be ineligible at any time by the MSBA including upon final audit pursuant to MSBA audit procedures.

Generally Eligible Sitework Costs, subject to submission of detailed budget/scope and approval by MSBA:

- Costs associated with basic landscaping.
- Costs associated with basic excavation and earthworks.
- Costs associated with basic site utilities.
- Cost associated with pedestrian walkways on the site.
- Costs associated with basic playgrounds/yards for elementary schools.
- Costs associated with fields for physical education classes and general student use.

Potentially Ineligible Sitework Costs:

The following costs may be considered as eligible for reimbursement within the sitework cost funding level allowance as part of a Project Scope and Budget Agreement. The MSBA shall not consider any costs relative to the following sitework development items as reimbursable expenses if such items exceed the sitework cost funding level allowance:

- All costs associated with water/wastewater treatment and water/wastewater disposal systems including, but not limited to, septic systems, leaching facilities, treatment plants, water/wastewater lift stations, or water or sewer pumping stations.
- All costs associated with non-hazardous site earthworks, including but not limited to, removal of rock or ledge.
- All costs associated with equipment for outdoor athletic facilities or outdoor athletic use.

Categorically Ineligible Sitework Costs:

- All costs associated with athletic stadiums, including costs associated with excavation, earthworks, and pedestrian walkways within the stadium.
- All costs associated with off-site traffic improvements.
- All costs associated with spectator amenities such as concession stands, press boxes, and/or toilet facilities for outdoor athletic facilities.
- All costs associated with special waste and hazardous or contaminated materials remediation, removal and disposal.

Demolition and Building Abatement

In order for the MSBA to consider any potential reimbursement for building demolition or abatement to be included in a Project Scope and Budget Agreement, the Eligible Applicant who is seeking approval of a portion of demolition and building abatement costs must submit a written description of:

(1) a detailed scope of work, cost estimate, budget and schedule for any proposed demolition, abatement, or both, for which approval is sought;
(2) an assessment done by a registered professional on the type, amount, costs and schedule of abating hazardous materials contained within the building;
(3) a written description of the local decision making process that resulted in the decision to demolish an existing school facility, including minutes of meetings and votes of the appropriate local governing bodies, and the reasons why demolition is the highest and best use of that facility;
(4) a vote of the local governing body approving any substantial demolition of a school building;
(5) any other information, reports or materials that may be requested by the MSBA to make a determination that demolition of the exiting school facility is the most cost effective and educationally sound alternative.

Depending upon the agreed upon scope of work for a project as outlined in the Project Scope and Budget Agreement, the MSBA will implement a maximum funding level on potentially eligible demolition and abatement of $42/sf of the existing school building, inclusive of costs associated with the demolition and abatement of asbestos containing floor and ceiling tiles, effective January 1, 2026.