District: City of Cambridge
School Name: Cambridgeport School
Recommended Category: Project Funding Agreement
Date: October 21, 2026

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Cambridge (the "District") for a roof replacement project at the Cambridgeport School.

District Information	
District Name	City of Cambridge
Elementary School(s)	Cambridgeport School (PK-5) Fletcher/Maynard Academy (PK-5) Graham and Parks School (PK-5) Haggerty School (PK-5) John M. Tobin School (PK5) King Open School (PK-5) Maria L. Baldwin School (PK-5) Martin Luther King Jr. School (PK-5) Morse School (PK-5) Peabody School (PK-5) Amigos School (PK-8)
Middle School(s)	Cambridge Street Upper School (6-8) Darby Vassall Upper School (6-8) Putnam Avenue Upper School (6-8) Rindge Avenue Upper School (6-8)
High School(s)	Cambridge Rindge and Latin School (9-12)
Priority School Name	Cambridgeport School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1903
Existing Square Footage	58,646 sq ft
Additions	1980 – cafeteria, gymnasium, and two classrooms
Building Issues	Roof
2025-2026 Enrollment	256

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 29, 2025
Project Funding Agreement Authorization	On October 28, 2026 Board agenda
Reimbursement Rate	33.53%

Consultants	
Owner's Project Manager (the "OPM")	Jones Lang LaSalle Boston
Designer	CGKV Architects, Inc.

Discussion

The Owner's Project Manager ("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, CGKV Architects, Inc., recommends roof replacement at the Cambridgeport School. The Designer has confirmed that the proposed roof replacement will comply with the MSBA's sustainability requirements.

MSBA staff reviewed the existing conditions analysis provided by the District's consultants as well as the proposed schedule. MSBA staff also discussed the proposed scope and budget with the District and its consultants. The District has provided a Total Project Budget of $3,405,975, which includes a construction cost of $2,391,168. Construction costs include the following components:

- $2,067,123 for full roof replacement;
    - $5,756 is ineligible for reimbursement for replacement of louvers at the ventilation penthouse;
    - $44,068 is ineligible for reimbursement for costs exceeding the $100/square foot cost cap; and
- $324,045 for solar readiness upgrades.

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

Project Funding Agreement	
Enrollment: 256 Existing Square Footage: 58,650	District's Proposed Project Budget
Project Budget[1]	$3,016,055
Scope Exclusions/Ineligible Costs[2]	$206,442
Estimated Basis of Total Facilities Grant	$2,809,613
Reimbursement Rate	33.53%
Estimated Maximum Total Facilities Grant[3]	$942,063
Project Contingencies[4]	$389,920
Potentially Eligible Owner's and Construction Contingencies	$117,067
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$39,253
Total Project Budget	$3,405,975
Maximum Total Facilities Grant[6]	$981,316

[1] Does not include Owner's or Construction Contingencies.
[2] Scope exclusions/ineligible costs include new components for existing HVAC, roof cap exclusions, 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.
[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.