District: Town of Chelmsford
School Name: South Row Elementary School
Recommended Category: Project Funding Agreement
Date: June 11, 2025

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Chelmsford (the "District") for a partial roof replacement project at the South Row Elementary School.

District Information	
District Name	Town of Chelmsford
Elementary Schools	Byam Elementary School (K-4) Center Elementary School (K-4) Charles D. Harrington Elementary School (K-4) South Row Elementary School (K-4)
Middle Schools	Colonel Moses Parker Middle School (5-8) C. Edith McCarthy Middle School (7-8)
High School	Chelmsford High School (9-12)
Priority School Name	South Row Elementary School
Type of School	Elementary School
Grades Served	K-4
Year Opened	1961
Existing Square Footage	44,580
Additions	N/A
Building Issues	Roof
2024-2025 Enrollment	464

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 30, 2025
Project Funding Agreement Authorization	On June 18, 2025 Board agenda
Reimbursement Rate	52.26%

Consultants	
Owner's Project Manager (the "OPM")	PCA 360
Designer	Socotec AE Consulting, LLC

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, Socotec AE Consulting, LLC, recommends a partial roof replacement project at the South Row Elementary School.

The Designer has confirmed that the proposed partial roof replacement will be in compliance with the MSBA's sustainability requirements.

MSBA staff reviewed the existing conditions analysis provided by the District's consultants as well as the District's 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 $4,527,956, which includes a construction cost of $3,503,292. Construction costs include the following components:

- $2,544,304 for the installation of an 80-millimeter adhered PVC membrane roof;
- $420,704 for accessibility upgrades; and
- $538,284 for solar readiness upgrades, including new solar panels.
    - Of the solar readiness costs, $262,940 is ineligible for reimbursement due to the marked-up cost of the new solar panels.

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: 464 Total Square Feet: 44,580	District's Proposed Project Budget
Project Budget[1]	$4,116,324
Scope Exclusions/Ineligible Costs[2]	$262,940
Estimated Basis of Total Facilities Grant	$3,853,384
Reimbursement Rate	52.26%
Estimated Maximum Total Facilities Grant[3]	$2,013,779
Project Contingencies[4]	$411,632
Potentially Eligible Owner's and Construction Contingencies	$178,220
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$93,138
Total Project Budget	$4,527,956
Maximum Total Facilities Grant[6]	$2,106,917

[1] Does not include Owner's or Construction Contingencies.
[2] Scope exclusions/ineligible costs include purchase of new solar panels.
[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.