District: City of Salem
School Name: Bates Elementary School
Recommended Category: Project Funding Agreement
Date: August 20, 2025

Recommendation

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

District Information	
District Name	City of Salem
Elementary Schools	Salem Early Childhood Center (PK) Bates Elementary School (PK-5) Bentley Academy Innovation School (PK-5) Horace Mann Laboratory (PK-5) Carlton Elementary School (K-5) Witchcraft Heights (K-5) Saltonstall School (K-8)
Middle School	Collins Middle School (6-8)
High School	Salem High School (9-12)
Priority School Name	Bates Elementary School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1968
Existing Square Footage	91,223
Additions	1998 – 17,676 sq ft addition and upgrades to building systems
Building Issues	Roof
2024-2025 Enrollment	410 (including PK)

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 30, 2024
Project Funding Agreement Authorization	On August 27, 2025 Board agenda
Reimbursement Rate	73.89%

Consultants	
Owner's Project Manager (the "OPM")	Skanska USA Building, Inc.
Designer	Habeeb & Associates 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, Habeeb & Associates Architects, Inc. recommends a roof replacement at Bates Elementary 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 $3,618,491, which includes a construction cost of $2,815,321. Construction costs include the following components:

- $2,802,394 for the installation of an 80-millimeter adhered PVC membrane roof; and
- $12,927 for solar readiness, including roof penetrations for electrical connections.

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: 410 (including PK) Total Square Feet: 91,223	District's Proposed Project Budget
Project Budget[1]	$3,463,648
Scope Exclusions/Ineligible Costs[2]	$85,263
Estimated Basis of Total Facilities Grant	$3,378,385
Reimbursement Rate	73.89%
Estimated Maximum Total Facilities Grant[3]	$2,496,289
Project Contingencies[4]	$154,843
Potentially Eligible Owner's and Construction Contingencies	$140,766
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$104,012
Total Project Budget	$3,618,491
Maximum Total Facilities Grant[6]	$2,600,301

[1] Does not include Owner's or Construction Contingencies.
[2] Scope exclusions/ineligible costs include 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.