District:	City of Boston
School Name:	Lyndon Pilot Academy Gardner Pilot Academy
Recommended Category:	Project Funding Agreement
Date:	October 22, 2025

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Boston (the "District") for a window and door replacement project at the Lyndon Pilot Academy and a window and door replacement project at the Gardner Pilot Academy.

District Information	
District Name	City of Boston
Elementary School(s)	7 Schools (PK-1) 2 Schools (PK-2) 3 Schools (PK-3) 3 Schools (PK-5) 27 Schools (PK-6) 14 Schools (PK-8) 1 School (PK-12) 1 School (K-5) 11 Schools (K-6) 3 Schools (K-8) 1 School (2-4) 1 School (2-6) 1 School (2-8) 1 School (2-12) 1 School (3-8)
Middle School(s)	1 School (4-8) 1 School (5-8) 2 Schools (6-8) 1 School (7-8)
High School(s)	1 School (5-12) 3 Schools (6-12) 11 Schools (7-12) 1 School (9-10) 16 Schools (9-12) 2 Schools (11-12)

School Information		
School Name	Lyndon Pilot Academy	Gardner Pilot Academy
Type of School	Elementary School	Elementary School
Grades Served	PreK-8	PreK-8
Year Opened	1919	1906

School Information		
School Name	Lyndon Pilot Academy	Gardner Pilot Academy
Existing Square Footage	93,374	59,196
Additions	N/A	In 1992, the school was renovated with new windows, finishes, lighting, baseboard heater, ADA upgrades, and repaving of the playground.
Building Issues	Windows/Doors	Windows/Doors
2024-2025 Enrollment	512	364

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 30, 2024
Project Funding Agreement Authorization	On October 29, 2025, Board agenda
Reimbursement Rate	58.94%

Consultants	
Owner's Project Manager (the "OPM")	P-Three, Inc.
Designer	Kaestle Boos Associates, Inc.

Discussion

The Owner's Project Manager ("OPM") and Designer conducted a feasibility analysis of each facility and developed Schematic Designs, including proposed scopes of work, schedules, and estimated budgets. The District's Designer, Kaestle Boos Associates, Inc., recommends a window and door replacement project at the Lyndon Pilot Academy School and a window and door replacement project at the Gardner Pilot Academy School. The Designer has confirmed that the proposed window and door replacement scopes will comply with the MSBA's sustainability requirements.

MSBA staff reviewed the existing conditions analyses provided by the District's consultants, as well as the District's proposed schedules. MSBA staff also discussed the proposed scopes and budgets with the District and its consultants.

At the Lyndon Pilot Academy School, the District has provided a Total Project Budget of $6,506,890 which includes a construction cost of $5,304,236. Construction costs include the following components:

- $5,286,065 for installation of windows and doors, and related project costs.
- $18,171 for accessibility upgrades.
    - $996 is ineligible for reimbursement for non-ADA parking.

At the Gardner Pilot Academy School, the District has provided a Total Project Budget of $4,454,889 which includes a construction cost of $3,576,446. Construction costs include the following components:

- $3,576,446 for the installation of windows and doors, and related project costs.

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

Project Funding Agreement	Lyndon Pilot Academy	Gardner Pilot Academy
Enrollment	512	364
Total Square Feet	93,374	59,196
Project Budget[1]	$6,215,157	$4,258,185
Scope Exclusions/Ineligible Costs[2]	$5,996	$5,000
Estimated Basis of Total Facilities Grant	$6,209,161	$4,253,185
Reimbursement Rate	58.94%	58.94%
Estimated Maximum Total Facilities Grant[3]	$3,659,679	$2,506,827
Project Contingencies[4]	$291,733	196,704
Potentially eligible owner's and construction contingencies	$291,678	$193,180
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$171,915	$113,860
Total Project Budget	$6,506,890	$4,454,889
Maximum Total Facilities Grant[6]	$3,831,594	$2,620,687

[1] Does not include Owner's or Construction Contingencies.
[2] Scope exclusions/ineligible costs include Costs associated with other project costs (mailing and moving) and the addition of non-ADA parking spaces at Lyndon Pilot Academy School.
[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.