District: Town of East Bridgewater
School Name: Central Elementary School
Recommended Category: Project Scope and Budget
Date: October 22, 2025

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of East Bridgewater (the "District") to replace the existing Central Elementary School and construct a new facility serving students in Kindergarten through grade 2, plus Pre-kindergarten, on the site of the existing school.

District Information	
District Name	Town of East Bridgewater
Elementary Schools	Central Elementary School (PK-2) Gordon W. Mitchell School (3-6)
Middle Schools	N/A
High School	East Bridgewater Jr./Sr. High School (7-12)
Priority School Name	Central Elementary School
Type of School	Elementary School
Grades Served	PK-2
Year Opened	1951
Existing Square Footage	67,889
Additions	1961 – 2-story addition 2006 – modular wing added
Acreage of Site	6.02-acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Plumbing systems – Building envelope – Windows – Roof – Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.
Original Design Capacity	Unknown
2024-2025 Enrollment	520 students
Agreed Upon Enrollment	510 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 510 students for grades K-2, for a project that will serve grades PK-2.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 22, 2022
Invitation to Feasibility Study	February 28, 2024
Preferred Schematic Authorization	June 18, 2025
Project Scope & Budget Authorization	On October 29, 2025 Board agenda
Reimbursement Rate Before Incentives	58.37%
Incentive Points	1.67 – Maintenance 3.00 – Energy Efficiency – "Green Schools" [1] 1.00 – Indoor Air Quality – "Green Schools" [1]
Total Reimbursement Rate[1]	64.04%

[1]*The MSBA has provisionally included three (3) incentive points for energy efficiency, and one (1) incentive point for indoor air quality, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements of the Green Schools Program, the District will not qualify for some or all of these incentive points, and the MSBA will adjust the reimbursement rate accordingly.*

Consultants	
Owner's Project Manager (the "OPM")	LeftField, LLC
Designer	Raymond Design Associates, Inc.

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss scope and budget. The District has provided a Total Project Budget of $125,227,912, which includes an estimated construction cost of $100,928,707 ($935/sq. ft.). The Estimated Basis of Total Facilities Grant would be $81,521,503, which excludes the following: legal fees; OPM and Designer fees associated with excluded scope; OPM and Designer fees beyond MSBA funding limits; costs associated with permitting; costs associated with ineligible administrative costs; costs associated with asbestos-containing floor material and ceiling tile abatement; construction costs for building and site work beyond MSBA funding limits, which includes scope associated with ineligible building area; costs associated with mailing and moving; and costs exceeding the $1,200 per student allowance for furniture, fixtures, and equipment. The Total Project Budget also excludes costs associated with the commissioning of ineligible building area as well as owner's and construction contingency costs.

Additionally, the proposed demolition of the Central Elementary School will result in the MSBA recovering a portion of state funds previously paid to the District for the Boiler Replacement project (201700830005) at the existing facility completed in October 2019 and the Roof Replacement project (201900830005) at the existing facility completed in August 2021. The MSBA has calculated this recovery of funds to be $947,770 and this amount has been deducted from the Estimated Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 510 students, plus PK Proposed Total Square Feet: 108,000	District's Proposed Project Budget
Project Budget[1]	$119,172,190
Scope Exclusions/Ineligible Costs	-$37,650,687
Third Party Funding	-$0

Estimated Basis of Total Facilities Grant	$81,521,503
Reimbursement Rate	64.04%
Estimated Maximum Total Facilities Grant before Cost Recovery[2]	$52,206,371
Commissioning Costs Associated with Ineligible Building Area	-$5,760
Cost Recovery Associated with Prior Projects	-$947,770
Estimated Maximum Total Facilities Grant[2]	$51,252,841
Owner's and Construction Contingencies	$6,055,722
Ineligible Owner's and Construction Contingencies	-$4,541,791
Potentially Eligible Owner's and Construction Contingencies	$1,513,931
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	$969,521
Total Project Budget	$125,227,912
Maximum Total Facilities Grant[3,4]	$52,222,362

[1]Does not include Owner's or Construction Contingencies.
[2]Does not include any grant funds for potentially eligible Owner's or Construction Contingency Expenditures; subject to MSBA review and audit.
[3]Includes maximum possible Owner's and Construction Contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in its sole discretion. The MSBA does not anticipate that the District will expend all of its contingency funds on expenses that are eligible for MSBA reimbursement.
[4]Maximum Total Facilities Grant will be allocated in part to the current Grant Cap, and in part to future available Grant Cap space.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of $51,252,841; however, the District may be eligible for up to an additional $969,521 in grant funds, subject to the MSBA's review and audit of the District's owner's and construction contingency expenditures. Accordingly, staff recommends a Maximum Total Facilities Grant of $52,222,362 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Central Elementary School and construct a new facility serving students in Kindergarten through grade 2, plus Pre-kindergarten, on the site of the existing school.