District: Town of Kingston
School Name: Kingston Elementary School
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 Town of Kingston (the "District") for a partial roof replacement project at the Kingston Elementary School.

District Information	
District Name	Town of Kingston
Elementary School	Kingston Elementary School (K-2)
Middle School	Kingston Intermediate School (3-6)
High Schools	N/A
Priority School Name	Kingston Elementary School
Type of School	Elementary School
Grades Served	K-2
Year Opened	1950
Existing Square Footage	95,462
Additions	Addition: 1959 & 1974 Renovation: 2000 & 2016
Building Issues	Roof
2024-2025 Enrollment	523

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	53.53%

Consultants	
Owner's Project Manager (the "OPM")	Atlantic Construction & Management, Inc.
Designer	Mount Vernon Group 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, Mount Vernon Group Architects, Inc., recommends a partial roof replacement at Kingston Elementary School. The Designer has confirmed that the proposed partial 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 $1,591,856, which includes a construction cost of $1,052,584.

Construction costs include the following components:

- $843,360 for an architectural-style asphalt shingle roof system replacement.
- $209,224 for solar-readiness.

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: 523 Total Square Feet: 95,462	District's Proposed Project Budget
Project Budget[1]	$1,346,284
Scope Exclusions/Ineligible Costs[2]	$43,700
Estimated Basis of Total Facilities Grant	$1,302,584
Reimbursement Rate	53.53%
Estimated Maximum Total Facilities Grant[3]	$697,273
Project Contingencies[4]	$245,572
Potentially Eligible Owner's and Construction Contingencies	$52,629
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$28,172
Total Project Budget	$1,591,856
Maximum Total Facilities Grant[6]	$725,445

[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.