District:	City of New Bedford
School Name:	Sergeant William H. Carney Academy Hayden/McFadden Elementary School Casimir Pulaski 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 City of New Bedford (the "District") for a roof replacement project at the Sergeant William H. Carney Academy, a roof replacement project at the Hayden/McFadden Elementary School, and a roof replacement project at the Casimir Pulaski Elementary School.

The District was also invited into the Accelerated Repair Program for a roof replacement at the Alfred J. Gomes Elementary School. Staff is recommending that the Alfred J. Gomes Elementary School project be combined with the Sergeant William H. Carney Academy, the Hayden/McFadden Elementary School, and the Casimir Pulaski Elementary School projects within the same Project Funding Agreement, contingent upon the District receiving authorization for a Project Funding Agreement for the Alfred J. Gomes Elementary School.

District Information	
District Name	City of New Bedford
Elementary Schools	Abraham Lincoln (K-5) Alfred J. Gomes (PK-5) Betsey B. Winslow (K-5) Carlos Pacheco (K-5) Casimir Pulaski (PK-5) Charles S. Ashley Elementary School (K-5) Elizabeth Carter Brooks (K-5) Ellen R. Hathaway (K-5) Elwyn G. Campbell (PK-5) Hayden/McFadden (PK-5) Irwin M. Jacobs Elementary School (PK-5) James B. Congdon (K-5) Jireh Swift (PK-5) John Avery Parker (PK-5) John B. DeValles (K-5) Sergeant William H. Carney Academy (PK-5) Thomas R. Rodman (K-5) William H. Taylor (PK-5)
Middle Schools	Keith Middle School (6-8) Normandin Middle School (6-8) Roosevelt Middle School (6-8)

	Trinity Day Academy (6-12) Whaling City Junior/Senior High School (6-12)
High School	New Bedford High School (9-12)

School Information			
School Name	Sergeant William H. Carney Academy	Hayden/McFadden Elementary School	Casimir Pulaski Elementary School
Type of School	Elementary School	Elementary School	Elementary School
Grades Served	PK-5	PK-5	PK-5
Year Opened	1973	1975	1974
Existing Square Footage	127,518	80,868	130,322
Additions	N/A	N/A	N/A
Building Issues	Roof	Roof	Roof
2024-2025 Enrollment	618	748	551

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	80.00%

Consultants	
Owner's Project Manager (the "OPM")	Accenture, PLC (fka Anser Advisory, LLC)
Designer	EDM Studio, 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, EDM Studio, Inc., recommends a roof replacement project at the Sergeant William H. Carney Academy, a roof replacement project at the Hayden/McFadden Elementary School, and a roof replacement project at the Casimir Pulaski Elementary School. The Designer has confirmed that the proposed roof scope of work 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 Sergeant William H. Carney Academy, the District has provided a Total Project Budget of $6,951,662, which includes a construction cost of $5,780,237. Construction costs include the following components:

- $4,892,220 for installation of new fully adhered polyisocyanurate roof insulation and high-density polyisocyanurate cover board and TPO roofing membrane; and
- $888,017 for solar readiness upgrades.

The District also proposes two add alternates for the following scope of work, which are not included in the Total Project Budget:

- $125,693 for skylight replacement; and
- $184,754 for removal and replacement of HVAC equipment (ineligible for reimbursement).

At the Hayden/McFadden Elementary School, the District has provided a Total Project Budget of $6,769,629, which includes a construction cost of $5,346,394. Construction costs include the following components:

- $4,648,860 for installation of new fully adhered polyisocyanurate roof insulation and high-density polyisocyanurate cover board and TPO roofing membrane; and
- $697,534 for solar readiness upgrades.

The District also proposes one add alternate for the following scope of work, which is included in the Total Project Budget:

- $301,409 for removal and replacement of roof exhaust fans and powered ventilators ($293,674 ineligible for reimbursement).

At the Casimir Pulaski Elementary School, the District has provided a Total Project Budget of $8,144,173, which includes a construction cost of $6,649,254. Construction costs include the following components:

- $5,998,567 for installation of new fully adhered polyisocyanurate roof insulation and high-density polyisocyanurate cover board and TPO roofing membrane; and
- $650,687 for solar readiness upgrades.

The District also proposes one add alternate for the following scope of work, which is included in the Total Project Budget:

- $236,152 for removal and replacement of roof exhaust fans and powered ventilators ($228,417 ineligible for reimbursement).

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	Sergeant William H. Carney Academy	Hayden/McFadden Elementary School	Casimir Pulaski Elementary School
Enrollment	618	748	551
Total Square Feet	127,518	80,868	130,322
Project Budget[1]	$6,473,544	$6,337,710	$7,606,013
Scope Exclusions/Ineligible Costs[2]	$0	$293,674	$228,417
Estimated Basis of Total Facilities Grant	$6,473,544	$6,044,036	$7,377,596
Reimbursement Rate	80.00%	80.00%	80.00%
Estimated Maximum Total Facilities Grant[3]	$5,178,835	$4,835,229	$5,902,077
Project Contingencies[4]	$478,118	$431,919	$538,160
Potentially eligible owner's and construction contingencies	$317,913	$294,052	$365,709
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$254,330	$235,242	$292,567
Total Project Budget	$6,951,662	$6,769,629	$8,144,173
Maximum Total Facilities Grant[6]	$5,433,165	$5,070,471	$6,194,644

[1] Does not include Owner's or Construction Contingencies.

[2] Scope exclusions/ineligible costs include costs associated with removal and replacement of new HVAC equipment.

[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.