District: Town of Somerset
School Name: North 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 Somerset (the "District") for a window and door replacement project at the North Elementary School.

The District was also invited into the Accelerated Repair Program for a window and door replacement at the South Elementary School. Staff is recommending that the South Elementary School project be combined with the North Elementary School project within the same Project Funding Agreement, contingent upon the District receiving authorization for a Project Funding Agreement for the South Elementary School.

District Information	
District Name	Town of Somerset
Elementary Schools	North Elementary School (PK-5) Chase Street Elementary School (K-5) South Elementary School (K-5)
Middle School	Somerset Middle School (6-8)
High Schools	N/A
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1973
Existing Square Footage	137,000
Additions	N/A
Building Issues	Windows/Doors
2024-2025 Enrollment	471

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	58.37%

Consultants	
Owner's Project Manager (the "OPM")	AECOM Technical Services, Inc.
Designer	BWA Architecture, 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, BWA Architecture, Inc., recommends a window and door replacement at the North Elementary School. The Designer has confirmed that the proposed window and door 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 District's proposed schedule. MSBA staff also discussed the scope and budget with the District and its consultants. The District has provided a Total Project Budget of $2,290,471, which includes a construction cost of $1,789,811. Construction costs include the following components:

- $1,768,776 for window and door replacement
    - $37,173 is ineligible for reimbursement for costs identified for performing overtime work on second shift;
- $21,035 for accessibility upgrades

Project Funding Agreement	
Enrollment: 471 Total Square Feet: 137,000	District's Proposed Project Budget
Project Budget[1]	$2,192,031
Scope Exclusions/Ineligible Costs[2]	$88,865
Estimated Basis of Total Facilities Grant	$2,103,166
Reimbursement Rate	58.37%
Estimated Maximum Total Facilities Grant[3]	$1,227,618
Project Contingencies[4]	$98,440
Potentially Eligible Owner's and Construction Contingencies	$87,632
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$51,151
Total Project Budget	$2,290,471
Maximum Total Facilities Grant[6]	$1,278,769

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

[2] Scope exclusions/ineligible costs include work on second shift and 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.