District:	City of Boston
School Name:	Edward Everett Elementary School Richard J. Murphy K-8 School
Recommended Category:	Project Funding Agreement
Date:	December 5, 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 Edward Everett Elementary School and a window and door replacement project at the Richard J. Murphy K-8 School.

The District was also invited into the Accelerated Repair Program for a window and door replacement project at the Samuel Adams Elementary School. Staff is recommending that the Samuel Adams Elementary School project be combined with the Edward Everett Elementary School and the Richard J. Murphy K-8 School projects within the same Project Funding Agreement, contingent upon the District receiving authorization for a Project Funding Agreement for the Samuel Adams Elementary School.

District Information	
District Name	City of Boston
Elementary Schools	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 Schools	1 School (4-8) 1 School (5-8) 2 Schools (6-8) 1 School (7-8)
High Schools	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	Edward Everett Elementary School	Richard J. Murphy K-8 School
Type of School	Elementary School	Elementary School
Grades Served	PK-6	PK-8
Year Opened	1909	1973
Total Building Square Footage	30,634	147,548
Additions	N/A	N/A
Building Issues	Windows/Doors	Windows/Doors
2024-2025 Enrollment	288	855

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 30, 2024
Project Funding Agreement Authorization	On December 12, 2025 Board agenda
Reimbursement Rate	58.94%

Consultants	
Owner's Project Manager (the "OPM")	Atlantic Construction and Management, Inc.
Designer	Matz Collaborative Architects, Inc.

Discussion

The Owner's Project Manager ("OPM") and Designer conducted a feasibility analysis of the facilities and developed Schematic Designs, including proposed scopes of work, schedules, and estimated budgets. The District's Designer, Matz Collaborative Architects, Inc., recommends door(s) and window(s) replacement at the Edward Everett School and door(s) and window(s) replacement at the Richard J. Murphy K-8 School. The Designer has confirmed that the door(s) and window(s) replacement projects 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 Edward Everett School, the District has provided a Total Project Budget of $2,827,974, which includes a construction cost of $1,841,725. Construction costs include the following components:

- $1,806,079 for Replacement of Windows and Doors; and
- $35,646 in accessibility compliance upgrades.

At the Richard J. Murphy K-8 School, the District has provided a Total Project Budget of $3,594,145, which includes a construction cost of $2,470,991. Construction costs include the following components:

- $2,470,991 for Replacement of Windows and Doors.

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	Edward Everett Elementary School	Richard J. Murphy K-8 School
Enrollment	288	855
Existing Building Square Footage	30,634	147,548
Project Budget[1]	$2,524,342	$3,194,558
Scope Exclusions/Ineligible Costs[2]	$257,772	$63,219
Estimated Basis of Total Facilities Grant	$2,266,570	$3,131,339
Reimbursement Rate	58.94%	58.94%
Estimated Maximum Total Facilities Grant[3]	$1,335,916	$1,845,611
Project Contingencies[4]	$303,632	$399,587
Potentially Eligible Owner's and Construction Contingencies	$92,086	$123,550
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$54,275	$72,820
Total Project Budget	$2,827,974	$3,594,145
Maximum Total Facilities Grant[6]	$1,390,191	$1,918,431

[1] Does not include Owner's or Construction Contingencies.
[2] Scope exclusions/ineligible costs for 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.