District: City of Boston
School Name: Hugh Roe O'Donnell Elementary School
Thomas J. Kenny Elementary 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 roof replacement project at the Hugh Roe O'Donnell Elementary School and a roof replacement project at the Thomas J. Kenny 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	Hugh Roe O'Donnell Elementary School	Thomas J. Kenny Elementary School
Type of School	Elementary School	Elementary School
Grades Served	PK-6	PK-6
Year Opened	1932	1962

School Name	Hugh Roe O'Donnell Elementary School	Thomas J. Kenny Elementary School
Total Building Square Footage	24,648	38,865
Additions	N/A	N/A
Building Issues	Roof	Roof
2024-2025 Enrollment	256	329

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")	Water Environmental, Inc.
Designer	TSKP Studio, LLC

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, TSKP Studio, LLC, recommends a roof replacement project at the Hugh Roe O'Donnell Elementary School and a roof replacement project at the Thomas J. Kenny Elementary School. The Designer has confirmed that the roof 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 Hugh Roe O'Donnell Elementary School, the District has provided a Total Project Budget of $1,309,345, which includes a construction cost of $900,682. Construction costs include the following components:

- $796,365 for installation of TPO membrane roofing;
    - $63,466 is ineligible for new copper siding as well as permits and fees.
- $78,849 in solar readiness upgrades;
    - $7,000 is ineligible for permits and fees;
- $25,468 in accessibility upgrades.

At the Thomas J. Kenny Elementary School, the District has provided a Total Project Budget of $1,653,539, which includes a construction cost of $1,201,339. Construction costs include the following components:

- $1,122,490 for installation of TPO membrane roofing;

    - $20,832 is ineligible for permits and fees;
- $78,849 in solar readiness upgrades;
    - $6,000 is ineligible for permits and fees.

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	Hugh Roe O'Donnell Elementary School	Thomas J. Kenny Elementary School
Enrollment	256	329
Existing Building Square Footage	24,648	38,865
Project Budget[1]	$1,259,808	$1,587,465
Scope Exclusions/Ineligible Costs[2]	$179,592	$162,958
Estimated Basis of Total Facilities Grant	$1,080,216	$1,424,507
Reimbursement Rate	58.94%	58.94%
Estimated Maximum Total Facilities Grant[3]	$636,679	$839,604
Project Contingencies[4]	$49,537	$66,074
Potentially Eligible Owner's and Construction Contingencies	$41,511	$58,725
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$24,467	$34,613
Total Project Budget	$1,309,345	$1,653,539
Maximum Total Facilities Grant[6]	$661,146	$874,217

[1] Does not include Owner's or Construction Contingencies.
[2] Scope exclusions/ineligible costs include new copper siding, permits and fees, 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.