District: Town of West Bridgewater
School Name: Rose L. MacDonald Elementary School
Recommended Category: Project Scope and Budget
Date: December 5, 2025

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of West Bridgewater (the "District") to consolidate the student populations of the existing Rose L. MacDonald Elementary School, the Howard Elementary School, and the Kindergarten population from the Spring Street School and to construct a new facility serving 1,075 students in Kindergarten through grade 6 on the site of the existing Rose L. MacDonald Elementary School.

District Information	
District Name	Town of West Bridgewater
Elementary Schools	Spring Street School (PK-K) Rose L. MacDonald Elementary School (1-3) Howard Elementary School (4-6)
Middle School	N/A
High School	West Bridgewater Junior/Senior High School (7-12)
Priority School Name	Rose L. MacDonald Elementary School
Type of School	Elementary School
Grades Served	1-3
Year Opened	1968
Existing Square Footage	44,427
Additions	N/A
Acreage of Site	27.41 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Plumbing systems – Building envelope – Windows – Roof – Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program and has existing and projected overcrowding issues.
Original Design Capacity	Unknown
2024-2025 Enrollment	296 students
Agreed Upon Enrollment	1,075 students
Enrollment Specifics	The District and the MSBA have mutually agreed upon a design enrollment of 1,075 students in Kindergarten through grade 6, consolidating the student population of the Rose L. MacDonald Elementary School, the Howard Elementary School, and the

District Information	
	Kindergarten population from the Spring Street School.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 21, 2022
Invitation to Feasibility Study	December 13, 2023
Preferred Schematic Authorization	June 18, 2025
Project Scope & Budget Authorization	On December 12, 2025 Board agenda
Reimbursement Rate Before Incentives	54.79%
Incentive Points	1.45 – Maintenance 3.00 – Energy Efficiency – "Green Schools" [1] 1.00 – Indoor Air Quality – "Green Schools" [1]
Total Reimbursement Rate[1]	60.24%

[1] *The MSBA has provisionally included three (3) incentive points for energy efficiency, and one (1) incentive point for indoor air quality, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements of the Green Schools Program, the District will not qualify for some or all of these incentive points, and the MSBA will adjust the reimbursement rate accordingly.*

Consultants	
Owner's Project Manager (the "OPM")	PMA Consultants, LLC
Designer	HMFH Architects, Inc.

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss scope and budget. The District has provided a Total Project Budget of $169,640,380, which includes an estimated construction cost of $131,906,305 ($877/sq. ft.). The Estimated Basis of Total Facilities Grant would be $118,088,967, which excludes the following: OPM and Designer fees beyond MSBA funding limits; costs associated with permitting; costs associated with scope excluded site work; construction costs for building and site work beyond MSBA funding limits; costs associated with mailing and moving; costs exceeding the $1,200 per student allowance for furniture, fixtures, and equipment; and costs exceeding the $1,200 per student allowance for technology. The Total Project Budget also includes ineligible owner's and construction contingency costs.

Additionally, the proposed closure of the Howard Elementary School will result in the MSBA recovering a portion of state funds previously paid to the District for the roof replacement project at the existing facility completed in August 2019. The MSBA has calculated this recovery of funds to be $84,393.00 and this amount has been deducted from the Estimated Maximum Total Facilities Grant.

Project Scope and Budget Agreement	
Enrollment: 1,075 students Proposed Total Square Feet: 150,489	District's Proposed Project Budget
Project Budget[1]	$160,406,939
Scope Exclusions/Ineligible Costs	- $42,317,972
Third Party Funding	-$0

Estimated Basis of Total Facilities Grant	$118,088,967
Reimbursement Rate	60.24%
Estimated Maximum Total Facilities Grant before Cost Recovery[2]	$71,136,794
Commissioning Costs Associated with Ineligible Building Area	-$0
Cost Recovery Associated with Prior Projects	-$84,393
Estimated Maximum Total Facilities Grant[2]	$71,052,401
Owner's and Construction Contingencies	$9,233,441
Ineligible Owner's and Construction Contingencies	-$7,254,846
Potentially Eligible Owner's and Construction Contingencies	$1,978,595
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	$1,191,906
Total Project Budget	$169,640,380
Maximum Total Facilities Grant[3,4]	$72,244,307

[1]Does not include Owner's or Construction Contingencies.
[2]Does not include any grant funds for potentially eligible Owner's or Construction Contingency Expenditures; subject to MSBA review and audit.
[3]Includes maximum possible Owner's and Construction Contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in its sole discretion. The MSBA does not anticipate that the District will expend all of its contingency funds on expenses that are eligible for MSBA reimbursement.
[4]Maximum Total Facilities Grant will be allocated in part to the current Grant Cap, and in part to future available Grant Cap space.

MSBA staff recommends an Estimated Maximum Total Facilities Grant of $71,052,401; however, the District may be eligible for up to an additional $1,191,906 in grant funds, subject to the MSBA's review and audit of the District's owner's and construction contingency expenditures. Accordingly, staff recommends a Maximum Total Facilities Grant of $72,244,307 for the Project Scope and Budget Agreement and Project Funding Agreement to consolidate the student populations of the existing Rose L. MacDonald Elementary School, the Howard Elementary School, and the Kindergarten population from the Spring Street School and to construct a new facility serving 1,075 students in Kindergarten through grade 6 on the site of the existing Rose L. MacDonald Elementary School.