District: City of Boston
School Name: Samuel Adams Elementary School
Recommended Category: Project Funding Agreement
Date: February 18, 2026

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 Samuel Adams Elementary School.

The District was also invited into the Accelerated Repair Program for window and door replacement projects at the Edward Everett Elementary School and the Richard J. Murphy K-8 School. Those two projects were approved at the December 12, 2025, Board of Directors meeting to execute a Project Funding Agreement. 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.

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)
Priority School Name	Samuel Adams Elementary School
Type of School	Elementary School

Grades Served	PK-6
Year Opened	1910
Existing Square Footage	41,336
Additions	1913
Building Issues	Windows/Doors
2025-2026 Enrollment	222

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 30, 2024
Project Funding Agreement Authorization	On February 25, 2026 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 facility and developed a Schematic Design, including a proposed scope of work, schedule, and estimated budget. The District's Designer, Matz Collaborative Architects, Inc., recommends a windows and doors replacement project at the Samuel Adams Elementary School. The Designer has confirmed that the proposed windows and doors replacement work 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 proposed schedule. MSBA staff also discussed the proposed scope and budget with the District and its consultants. The District has provided a Total Project Budget of $19,996,706, which includes a construction cost of $14,679,319. Construction costs include the following components:

- $3,822,986 for replacement of windows and doors; and
- $10,856,333 in accessibility upgrades

MSBA staff recommends the Estimated Total Facilities Grant and the Maximum Total Facilities Grant as set forth in the table below subject to MSBA approval and audit:

Project Funding Agreement	
Enrollment: 222 Existing Square Footage: 41,336	District's Proposed Project Budget
Project Budget[1]	$16,954,039
Scope Exclusions/Ineligible Costs[2]	$0
Estimated Basis of Total Facilities Grant	$16,954,039
Reimbursement Rate	58.94%

Estimated Maximum Total Facilities Grant[3]	$9,992,711
Project Contingencies[4]	$3,042,667
Potentially Eligible Owner's and Construction Contingencies	$807,363
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$475,860
Total Project Budget	$19,996,706
Maximum Total Facilities Grant[6]	$10,468,571

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