District: Town of East Longmeadow
School Name: Mapleshade 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 Town of East Longmeadow (the "District") for a partial roof replacement project at the Mapleshade Elementary School.

| **District Information** | |
|---|---|
| District Name | Town of East Longmeadow |
| Elementary Schools | Meadow Brook School (PK-2)<br>Mountain View School (3-5)<br>Mapleshade Elementary School (3-5) |
| Middle School | Birchland Park School (6-8) |
| High School | East Longmeadow High School (9-12) |
| Priority School Name | Mapleshade Elementary School |
| Type of School | Elementary School |
| Grades Served | 3-5 |
| Year Opened | 1955 |
| Existing Square Footage | 43,000 |
| Additions | 2008 – Modular Unit Addition |
| Building Issues | Roof |
| 2025-2026 Enrollment | 296 |

| **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 | 56.48% |

| **Consultants** | |
|---|---|
| Owner's Project Manager (the "OPM") | Colliers Project Leaders NE, LLC |
| Designer | Habeeb & Associates 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, Habeeb & Associates Architects, Inc., recommends a partial roof replacement at the Mapleshade Elementary School. The Designer has confirmed that the proposed partial roof 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 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 $2,894,260, which includes a construction cost of $2,138,592. Construction costs include the following components:

- $1,836,383 for the installation of an 80-millimeter adhered PVC membrane roof;
- $194,441 is ineligible for reimbursement for roof replacement construction costs related to a modular; and
- $107,768 for solar-readiness.

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: 296<br>Existing Square Footage: 43,000 | District's Proposed Project Budget |
| Project Budget[1] | $2,762,330 |
| Scope Exclusions/Ineligible Costs[2] | $429,349 |
| Estimated Basis of Total Facilities Grant | $2,332,981 |
| Reimbursement Rate | 56.48% |
| Estimated Maximum Total Facilities Grant[3] | $1,317,668 |
| | |
| Project Contingencies[4] | $131,930 |
| Potentially Eligible Owner's and Construction Contingencies | $97,208 |
| Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5] | $54,903 |
| | |
| Total Project Budget | $2,894,260 |
| Maximum Total Facilities Grant[6] | $1,372,571 |

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

*[2] Scope exclusions/ineligible costs include roof replacement construction costs related to a modular section of roof 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.*