District: Town of Longmeadow
School Name: Center 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 Longmeadow (the "District") for a roof replacement project at the Center School.

District Information	
District Name	Town of Longmeadow
Elementary Schools	Blueberry Hill Elementary School (K-5) Center School (K-5) Wolf Swamp Road Elementary School (PK-5)
Middle Schools	Glenbrook Middle School (6-8) Williams Middle School (6-8)
High School	Longmeadow High School (9-12)
Priority School Name	Center School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1928
Existing Square Footage	83,000
Additions	1995 – Renovation
Building Issues	Roof
2025-2026 Enrollment	385

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	52.05%

Consultants	
Owner's Project Manager (the "OPM")	Skanska USA Building, Inc.
Designer	Johnson Roberts Associates, 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, Johnson Roberts Associates, Inc., recommends roof replacement at the Center Elementary School. The Designer has confirmed that the proposed 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 $8,694,432, which includes a construction cost of $7,222,616. Construction costs include the following components:

- $5,069,496 to install a new roof consisting of polyvinyl chloride, slate shingles, and concrete pavers;
    - $82,905 is ineligible for reimbursement for copper and brass features;
    - $43,417 is ineligible for reimbursement for roof scope less than 25 years; and
    - $1,072,174 is ineligible for reimbursement for costs exceeding the $100/square foot roof cost cap.
- $2,027,443 for accessibility upgrades; and
- $125,677 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: 385 Existing Square Footage: 83,000	District's Proposed Project Budget
Project Budget[1]	$8,459,658
Scope Exclusions/Ineligible Costs[2]	$1,230,714
Estimated Basis of Total Facilities Grant	$7,228,944
Reimbursement Rate	52.05%
Estimated Maximum Total Facilities Grant[3]	$3,762,665
Project Contingencies[4]	$234,774
Potentially Eligible Owner's and Construction Contingencies	$213,431
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$111,091
Total Project Budget	$8,694,432
Maximum Total Facilities Grant[6]	$3,873,756

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

[2] Scope exclusions/ineligible costs include costs for copper and brass features, costs for scope that doesn't meet the age requirement, costs that exceed the $100/sq ft roof cost cap, 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.*