District: Town of North Andover
School Name: Kittredge Elementary School
Recommended Category: Project Scope and Budget
Date: February 18, 2026

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 North Andover (the "District") to replace the existing Kittredge Elementary School with a new facility serving students in grades 1 through 5, on the site of the existing school.

District Information	
District Name	Town of North Andover
Elementary Schools	Anne Bradstreet Early Childhood Center (PK-K) Annie L Sargent Elementary School (1-5) Atkinson Elementary School (1-5) Franklin Elementary School (1-5) Kittredge Elementary School (1-5) Thompson Elementary School (1-5)
Middle School	North Andover Middle School (6-8)
High School	North Andover High School (9-12)
Priority School Name	Kittredge Elementary School
Type of School	Elementary School
Grades Served	1-5
Year Opened	1949
Existing Square Footage	38,340
Additions	2010 – modular classrooms 2013 – prefabricated gymnasium
Acreage of Site	6.5 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 as well as existing and projected overcrowding.
Original Design Capacity	240 students
2024-2025 Enrollment	211 students (Kittredge Elementary School facility is not currently occupied.)
Agreed Upon Enrollment	335 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 335 students serving grades 1-5.

District Information	
Total Project Budget – Debt Exclusion Anticipated	No

MSBA Board Votes	
Invitation to Eligibility Period	March 2, 2022
Invitation to Feasibility Study	June 21, 2023
Preferred Schematic Authorization	June 18, 2025
Project Scope & Budget Authorization	On February 25, 2026 Board agenda
Reimbursement Rate Before Incentives	50.16%
Incentive Points	1.61 – Maintenance 3.00 – Energy Efficiency – "Green Schools" [1] 1.00 – Indoor Air Quality – "Green Schools" [1]
Total Reimbursement Rate[1]	55.77%

[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")	Colliers Project Leaders NE, LLC
Designer	Machado Silvetti Associates, LLC

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 $79,800,000, which includes an estimated construction cost of $63,200,000 ($964/sq. ft.). The Estimated Basis of Total Facilities Grant would be $51,466,179, which excludes the following: OPM and Designer fees beyond MSBA funding limits; costs associated with permitting; construction costs for building and site work beyond MSBA funding limits, which includes scope associated with ineligible building area; costs associated with mailing and moving; costs exceeding the $1,915 per student allowance for furniture, fixtures, and equipment; and costs exceeding the $1,570 per student allowance for computer equipment and technology. The Total Project Budget also includes ineligible costs associated with the commissioning of ineligible building area as well as ineligible owner's and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 335 students Proposed Total Square Feet: 65,574	District's Proposed Project Budget
Project Budget[1]	$75,383,437
Scope Exclusions/Ineligible Costs	-$23,917,258
Third Party Funding	-$0
Estimated Basis of Total Facilities Grant	$51,466,179
Reimbursement Rate	55.77%

Estimated Maximum Total Facilities Grant before Cost Recovery[2]	$28,702,688
Commissioning Costs Associated with Ineligible Building Area	-$5,398
Cost Recovery Associated with Prior Projects	-$0
Estimated Maximum Total Facilities Grant[2]	$28,697,290
Owner's and Construction Contingencies	$4,416,563
Ineligible Owner's and Construction Contingencies	-$3,468,563
Potentially Eligible Owner's and Construction Contingencies	$948,000
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	$528,700
Total Project Budget	$79,800,000
Maximum Total Facilities Grant[3,4]	$29,225,990

[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 $28,697,290; however, the District may be eligible for up to an additional $528,700 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 $29,225,990 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Kittredge Elementary School and construct a new facility serving students in grades 1 through 5 on the site of the existing school.