District: Town of Somerset
School Name: South 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 Somerset (the "District") for a window and door replacement project at the South Elementary School.

The District was also invited into the Accelerated Repair Program for a window and door replacement project at the North Elementary School, which was approved at the October 29, 2025 Board of Directors meeting to execute a Project Funding Agreement. Staff is recommending that the South Elementary School project be combined with the North Elementary School project within the same Project Funding Agreement.

District Information	
District Name	Town of Somerset
Elementary Schools	Chance Street Elementary School (K-5) North Elementary School (PK-5) South Elementary School (PK-5)
Middle School	Somerset Middle School (6-8)
High School	N/A
Priority School Name	South Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1952
Existing Square Footage	29,900
Additions	West wing addition constructed in 1957
Building Issues	Windows/Doors
2025-2026 Enrollment	231

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	58.37%

Consultants	
Owner's Project Manager (the "OPM")	AECOM Technical Services, Inc.
Designer	BWA Architecture, 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, BWA Architecture, recommends window and door replacement project at the South Elementary School. The Designer has confirmed that the proposed window and door replacement project 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 $5,169,824, which includes a construction cost of $3,615,016. Construction costs include the following components:

- $2,204,877 for window and door replacement;
    - $107,622 is ineligible for reimbursement for costs identified for performing overtime work on second shift; and
- $1,410,139 for 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: 231 Existing Square Footage: 29,900	District's Proposed Project Budget
Project Budget[1]	$4,947,359
Scope Exclusions/Ineligible Costs[2]	$738,486
Estimated Basis of Total Facilities Grant	$4,208,873
Reimbursement Rate	58.37%
Estimated Maximum Total Facilities Grant[3]	$2,456,719
Project Contingencies[4]	$222,465
Potentially Eligible Owner's and Construction Contingencies	$175,370
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$102,363
Total Project Budget	$5,169,824
Maximum Total Facilities Grant[6]	$2,599,082

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

[2] Scope exclusions/ineligible costs include work on second shift, costs associated with portable classrooms, 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.