District: City of Marlborough
School Name: Raymond C. Richer Elementary School
Recommended Category: Project Scope and Budget
Date: June 17, 2026

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the City of Marlborough (the "District") to replace the existing Raymond C. Richer Elementary School with a new facility serving students in Kindergarten through grade 5 on the site of the existing school.

District Information	
District Name	City of Marlborough
Elementary Schools	Sgt. Charles J. Jaworek Elementary School (K-5) Francis J. Kane Elementary School (K-5) Goodnow Brothers Elementary School (K-5) Raymond C. Richer Elementary School (K-5)
Middle School	1 LT Charles W. Whitcomb School (6-8)
High School	Marlborough High School (9-12)
Priority School Name	Raymond C. Richer Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1965
Existing Square Footage	69,933
Additions	1968 – addition of permanent classrooms 1994 – addition of semi-permanent modulars to accommodate Kindergarten students 2005 – elevator addition 2007 – roof and partial window replacement
Acreage of Site	12.45-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	Unknown
2025-2026 Enrollment	596 students
Agreed Upon Enrollment	950 students

District Information	
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 950 students for grades K-5.
Total Project Budget – Debt Exclusion Anticipated	No

MSBA Board Votes	
Invitation to Eligibility Period	December 21, 2022
Invitation to Feasibility Study	April 24, 2024
Preferred Schematic Authorization	December 12, 2025
Project Scope & Budget Authorization	On June 24, 2026 Board Agenda
Reimbursement Rate Before Incentives	73.26%
Incentive Points	1.54 – Maintenance 3.00 – Energy Efficiency – "Green Schools" [1] 1.00 – Indoor Air Quality – "Green Schools" [1]
Total Reimbursement Rate[1]	78.80%

[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")	The Vertex Companies, LLC
Designer	Lamoureux Pagano Associates | Architects, Inc.

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 $162,544,091, which includes an estimated construction cost of $128,260,032 ($797/sq. ft.). The Estimated Basis of Total Facilities Grant would be $128,964,267, which excludes the following: legal fees; OPM and Designer fees associated with excluded scope; OPM and Designer fees beyond MSBA funding limits; costs associated with permitting; costs associated with recording fees; construction costs for building and site work beyond MSBA funding limits, which includes scope associated with ineligible building area; ineligible work included in the base project; costs associated with mailing and moving; costs exceeding the $1,915 per student allowance for furniture, fixtures, and equipment; costs exceeding the $1,570 per student allowance for technology. The Total Project Budget also excludes costs associated with the commissioning of ineligible building area as well as owner's and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 950 students Proposed Total Square Feet: 161,800	District's Proposed Project Budget
Project Budget[1]	$153,565,889
Scope Exclusions/Ineligible Costs	-$24,601,622
Third Party Funding	-$0
Estimated Basis of Total Facilities Grant	$128,964,267

Reimbursement Rate	78.80%
Estimated Maximum Total Facilities Grant before Cost Recovery[2]	$101,623,842
Commissioning Costs Associated with Ineligible Building Area	-$4,882
Cost Recovery Associated with Prior Projects	$0
Estimated Maximum Total Facilities Grant[2]	$101,618,960
Owner's and Construction Contingencies	$8,978,202
Ineligible Owner's and Construction Contingencies	-$7,054,302
Potentially Eligible Owner's and Construction Contingencies	$1,923,900
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	$1,516,033
Total Project Budget	$162,544,091
Maximum Total Facilities Grant[3,4]	$103,134,993

[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 $101,618,960; however, the District may be eligible for up to an additional $1,516,033 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 $103,134,993 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Marlborough Raymond C. Richer Elementary School and construct a new facility serving grades K-5 on the site of the existing school.