District:	City of Lawrence
School Name:	Frost Middle School South Lawrence East Elementary School
Recommended Category:	Project Funding Agreement
Date:	October 21, 2026

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Lawrence (the "District") for a roof replacement project at the Frost Middle School and a roof replacement project at the South Lawrence East Elementary School.

The District was also invited into the Accelerated Repair Program for a window and door replacement at the Arlington Elementary School. Staff is recommending that the Arlington Elementary School project be combined with the Frost Middle School and the South Lawrence East Elementary School projects within the same Project Funding Agreement, contingent upon the District receiving authorization for a Project Funding Agreement at the Arlington Elementary School.

District Information	
District Name	City of Lawrence
Elementary School(s)	John Breen School (PK-K) Lawrence Early Childhood Center (PK-K) Lawrence Family Public Academy (PK-K) Rollins Early Childhood Center (PK-K) James F. Hennessey School (PK-2) Arlington Elementary School (K-4) Edward F. Parthum Elementary School (K-4) Francis M. Leahy Elementary School (K-4) Henry K. Oliver Elementary School (K-4) Robert Frost Elementary School (K-4) Emily G. Wetherbee Elementary School (K-8) Gerard A. Guilmette Elementary School (1-4) John K. Tarbox Elementary School (1-4) South Lawrence East Elementary School (1-4) Alexander B Bruce School (3-8)
Middle School(s)	Arlington Middle School (5-8) Francis M. Leahy Middle School (5-8) Frost Middle School (5-8) Guilmette Middle School (5-8) Henry K. Oliver Middle School (5-8) Parthum Middle School (5-8) Spark Academy (5-8)
High School(s)	School for Exceptional Studies (2-12) High School Learning Center (9-12)

	Lawrence High School (9-12) RISE Academy (9-12)

School Information		
School Name	Frost Middle School	South Lawrence East Elementary School
Type of School	Middle School	Elementary School
Grades Served	5-8	1-4
Year Opened	1986	1992
Total Building Square Footage	147,000 sq ft	190,000 sq ft
Additions	N/A	N/A
Building Issues	Roof	Roof
2025-2026 Enrollment	474	498

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 29, 2025
Project Funding Agreement Authorization	On October 28, 2026, Board agenda
Reimbursement Rate	80.00%

Consultants	
Owner's Project Manager (the "OPM")	GreenerU, Inc.
Designer	Raymond Design Associates, Inc.

Discussion

The Owner's Project Manager ("OPM") and Designer conducted a feasibility analysis of the facilities and developed Schematic Designs, including proposed scopes of work, schedules, and estimated budgets. The District's Designer, Raymond Design Associates, Inc., recommends a roof replacement project at the Frost Middle School and a roof replacement project at the South Lawrence East Elementary School. The Designer has confirmed that the roof replacement projects will comply with the MSBA's sustainability requirements.

MSBA staff reviewed the existing conditions analyses provided by the District's consultants as well as the District's proposed schedules. MSBA staff also discussed the proposed scopes and budgets with the District and its consultants.

At the Frost Middle School, the District has provided a Total Project Budget of $7,862,921, which includes a construction cost of $6,045,672. Construction costs include the following components:

- $5,334,398 for full roof restoration;
- $666,210 for solar readiness upgrades; and
- $45,064 for accessibility upgrades.

At the South Lawrence East Elementary School, the District has provided a Total Project Budget of $7,105,496, which includes a construction cost of $5,203,187. Construction costs include the following components:

- $4,966,806 for full roof replacement;
- $170,039 for solar readiness upgrades; and
- $66,342 for accessibility upgrades.

MSBA staff recommends the Estimated Total Facilities Grants and the Maximum Total Facilities Grants as set forth in the table below subject to MSBA approval and audit:

Project Funding Agreement	Frost Middle School	South Lawrence East Elementary School
Enrollment	474	498
Existing Square Footage	147,000	190,000
Project Budget[1]	$7,253,606	$6,571,121
Scope Exclusions/Ineligible Costs[2]	$0	$327,297
Estimated Basis of Total Facilities Grant	$7,253,606	$6,243,824
Reimbursement Rate	80.00%	80.00%
Estimated Maximum Total Facilities Grant[3]	$5,802,885	$4,995,059
Project Contingencies[4]	$609,315	$534,375
Potentially Eligible Owner's and Construction Contingencies	$303,484	$260,159
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$242,787	$208,127
Total Project Budget	$7,862,921	$7,105,496
Maximum Total Facilities Grant[6]	$6,045,672	$5,203,186

[1] Does not include Owner's or Construction Contingencies.
[2]Scope exclusions/ineligible costs include 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.