District: Town of Longmeadow
School Name: Center School
Recommended Category: Project Funding Agreement
Date: August 19, 2026

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Longmeadow (the "District") for a window and door replacement project at the Center School.

| **District Information** | |
|---|---|
| District Name | Town of Longmeadow |
| Elementary Schools | Blueberry Hill Elementary School (K-5)<br>Center School (K-5)<br>Wolf Swamp Road Elementary School (PK-5) |
| Middle Schools | Glenbrook Middle School (6-8)<br>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 | Windows/Doors |
| 2025-2026 Enrollment | 385 |

| **MSBA Votes** | |
|---|---|
| Invitation to Participate in the Accelerated Repair Program | October 29, 2025 |
| Project Funding Agreement Authorization | On August 26, 2026 Board agenda |
| Reimbursement Rate | 50.79% |

| **Consultants** | |
|---|---|
| Owner's Project Manager (the "OPM") | PCA360, LLC |
| Designer | Dietz & Company Architects, 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, Dietz & Company Architects, recommends a windows and doors replacement project at the Longmeadow Center School. The Designer has confirmed that the proposed windows and exterior doors scope of work 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 $11,917,506, which includes a construction cost of $9,493,408. Construction costs include the following components:

- $9,493,408 for the installation of aluminum-clad wood insulated windows and aluminum exterior doors and all associated work;
    - $116,726 is ineligible for reimbursement for permitting; and$56,406 is ineligible for reimbursement for stucco work beyond the window scope, copper flashings, and gym wall padding.

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<br>Existing Square Footage: 83,000 | District's Proposed Project Budget |
| Project Budget[1] | $10,831,596 |
| Scope Exclusions/Ineligible Costs[2] | $173,132 |
| Estimated Basis of Total Facilities Grant | $10,658,464 |
| Reimbursement Rate | 50.79% |
| Estimated Maximum Total Facilities Grant[3] | $5,413,434 |
| | |
| Project Contingencies[4] | $1,085,910 |
| Potentially Eligible Owner's and Construction Contingencies | $512,615 |
| Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5] | $260,357 |
| | |
| Total Project Budget | $11,917,506 |
| Maximum Total Facilities Grant[6] | $5,673,791 |

*[1] Does not include Owner's or Construction Contingencies.*
*[2]Scope exclusions/ineligible costs include permitting, stucco work beyond the ARP scope of work, copper flashings, and gym wall padding.*
*[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.*