

District: Town of Dracut  
 School Name: Joseph A. Campbell 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 Dracut (the “District”) for a project that proposes to consolidate the student population of the existing Joseph A. Campbell Elementary School and Greenmont Avenue Elementary School and construct a new facility serving Kindergarten through grade 5, plus Pre-kindergarten, on the site of the existing Joseph A. Campbell Elementary School.

<b>District Information</b>	
District Name	Town of Dracut
Elementary Schools	Brookside Elementary School (PK-5) Joseph A. Campbell Elementary School (PK-5) George H. Englesby Elementary School (K-5) Greenmont Avenue Elementary School (K-5)
Middle School	Justus C. Richardson Middle School (6-8)
High School	Dracut Senior High School (9-12)
Priority School Name	Joseph A. Campbell Elementary School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1973
Existing Square Footage	90,020
Additions	1980 – Roof Repair 1996 – Additional land (3.17 acres) acquired by the Town
Acreage of Site	14.17 acres
Building Issues	The District identified deficiencies in the following areas: <ul style="list-style-type: none"> <li>– Mechanical systems</li> <li>– Electrical systems</li> <li>– Plumbing systems</li> <li>– Building envelope</li> <li>– Windows</li> <li>– Roof</li> <li>– Accessibility</li> </ul> In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.
Original Design Capacity	740 students
2025-2026 Enrollment	569 students
Agreed Upon Enrollment	860 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 860 students in Kindergarten through grade 5, plus Pre-Kindergarten, consolidating the student population of Joseph A. Campbell Elementary School and Greenmont Avenue Elementary School.

<b>District Information</b>	
Total Project Budget – Debt Exclusion Anticipated	Yes

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	March 2, 2022
Invitation to Feasibility Study	August 30, 2023
Preferred Schematic Authorization	June 18, 2025
Project Scope & Budget Authorization	On February 25, 2026 Board agenda
Reimbursement Rate Before Incentives	57.74%
Incentive Points	1.45 – Maintenance 3.00 – Energy Efficiency – “Green Schools” <sup>1</sup> 1.00 – Indoor Air Quality – “Green Schools” <sup>1</sup>
Total Reimbursement Rate <sup>1</sup>	63.19%

<sup>1</sup>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.

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	LiRo-Hill, Corp. (formerly known as Hill International)
Designer	Mount Vernon Group 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 \$177,291,756, which includes an estimated construction cost of \$139,561,186 (\$888/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$128,470,749, which excludes the following: legal fees; OPM and Designer fees beyond MSBA funding limits; costs associated with the removal of fuel storage tanks; 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; 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.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 860 students, plus PK Proposed Total Square Feet: 157,250	District’s Proposed Project Budget
Project Budget <sup>1</sup>	\$165,429,055
Scope Exclusions/Ineligible Costs	- \$36,958,306
Third Party Funding	-\$0
Estimated Basis of Total Facilities Grant	\$128,470,749
Reimbursement Rate	63.19%
Estimated Maximum Total Facilities Grant before Cost Recovery <sup>2</sup>	\$81,180,666
Commissioning Costs Associated with Ineligible Building Area	- \$2,228

Cost Recovery Associated with Prior Projects	-\$0
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$81,178,438
Owner's and Construction Contingencies	\$11,862,701
Ineligible Owner's and Construction Contingencies	-\$9,769,283
Potentially Eligible Owner's and Construction Contingencies	\$2,093,418
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$1,322,831
Total Project Budget	\$177,291,756
Maximum Total Facilities Grant <sup>3,4</sup>	\$82,501,269

<sup>1</sup>Does not include Owner's or Construction Contingencies.

<sup>2</sup>Does not include any grant funds for potentially eligible Owner's or Construction Contingency Expenditures; subject to MSBA review and audit.

<sup>3</sup>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.

<sup>4</sup>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 \$81,178,438; however, the District may be eligible for up to an additional \$1,322,831 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 \$82,501,269 for the Project Scope and Budget Agreement and Project Funding Agreement to consolidate the student population of the existing Joseph A. Campbell Elementary School and Greenmont Avenue Elementary School and construct a new facility serving Kindergarten through grade 5, plus Pre-kindergarten, on the site of the existing Joseph A. Campbell Elementary School.