District:	City of New Bedford
School Name:	Carlos Pacheco Elementary School Ellen R. Hathaway Elementary School Elwyn G. Campbell Elementary School Whaling City Junior/Senior High School
Recommended Category:	Project Funding Agreement
Date:	October 22, 2025

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of New Bedford (the "District") for a roof replacement project at the Carlos Pacheco Elementary School, a roof replacement project at the Ellen R. Hathaway School, a roof replacement project at the Elwyn G. Campbell School, and a roof replacement project replacement project at the Whaling City Junior/Senior High School.

District Information	
District Name	City of New Bedford
Elementary Schools	Abraham Lincoln (K-5) Alfred J. Gomes (PK-5) Betsey B. Winslow (K-5) Carlos Pacheco (K-5) Casimir Pulaski (PK-5) Charles S. Ashley Elementary School (K-5) Elizabeth Carter Brooks (K-5) Ellen R. Hathaway (PK-5) Elwyn G. Campbell (PK-5) Hayden/McFadden (PK-5) Irwin M. Jacobs Elementary School (PK-5) James B. Congdon (K-5) Jireh Swift (PK-5) John Avery Parker (PK-5) John B. DeValles (K-5) Sergeant William H. Carney Academy (PK-5) Thomas R. Rodman (K-5) William H. Taylor (PK-5)
Middle Schools	Keith Middle School (6-8) Normandin Middle School (6-8) Roosevelt Middle School (6-8) Trinity Day Academy (6-12) Whaling City Junior/Senior High School (6-12)
High School	New Bedford High School (9-12)

School Information				
School Name	Carlos Pacheco Elementary School	Ellen R. Hathaway Elementary School	Elwyn G. Campbell Elementary School	Whaling City Junior/Senior High School
Type of School	Elementary School	Elementary School	Elementary School	Middle-High School
Grades Served	K-5	PK-5	PK-5	6-12
Year Opened	1907	1962	1956	1912
Existing Square Footage	61,840	35,300	46,749	183,450
Additions	N/A	N/A	1966 – single story addition housing gymnasium and six classrooms	1934 - addition
Building Issues	Roof	Roof	Roof	Roof
2024-2025 Enrollment	242	201	267	200

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 30, 2024
Project Funding Agreement Authorization	On October 29, 2025 Board agenda
Reimbursement Rate	80.00%

Consultants	
Owner's Project Manager (the "OPM")	Architectural Consulting Group, Inc.
Designer	Habeeb & Associates Architects

Discussion

The Owner's Project Manager ("OPM") and Designer conducted a feasibility analysis of each facility and developed Schematic Designs, including proposed scopes of work, schedules, and estimated budgets. The District's Designer, Habeeb & Associates Architects, recommends a roof replacement project at the Carlos Pacheco Elementary School, a roof replacement project at the Ellen R. Hathaway Elementary School, a roof replacement project at the Elwyn G. Campbell Elementary School, and a roof replacement project at the Whaling City Junior/Senior High School. The Designer has confirmed that the proposed roof scope of work 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 for the projects with the District and its consultants.

At the Carlos Pacheco Elementary School, the District has provided a Total Project Budget of $2,172,640, which includes a construction cost of $1,732,067. Construction costs include the following components:

- $1,327,884 for installation of new fully adhered 60 mil PVC membrane roofing system;
- $18,164 for solar readiness upgrades;
- $386,019 for ADA accessibility upgrades

At the Ellen R. Hathaway Elementary School, the District has provided a Total Project Budget of $2,234,273, which includes a construction cost of $1,851,434. Construction costs include the following components:

- $1,390,314 for installation of new fully adhered 60 mil PVC membrane roofing system;
- $461,120 for solar readiness upgrades

At the Elwyn G. Campbell Elementary School, the District has provided a Total Project Budget of $3,504,690, which includes a construction cost of $2,795,204. Construction costs include the following components:

- $2,778,022 for installation of new fully adhered 60 mil PVC membrane roofing system
- $17,182 for solar readiness upgrades

At the Whaling City Junior/Senior High School, the District has provided a Total Project Budget of $5,703,804, which includes a construction cost of $4,553,340. Construction costs include the following components:

- $4,503,528 for installation of new modified bituminous roofing system
- $19,636 for solar readiness upgrades
- $30,176 for ADA 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	Carlos Pacheco Elementary School	Ellen R. Hathaway Elementary School	Elwyn G. Campbell Elementary School	Whaling City Junior/Senior High School
Enrollment	242	201	267	200
Total Square Feet	61,840	35,300	46,749	183,450
Project Budget[1]	$2,077,377	$2,132,444	$3,350,954	$5,453,370
Scope Exclusions/Ineligible Costs[2]	$0	$0	$0	$0
Estimated Basis of Total Facilities Grant	$2,077,377	$2,132,444	$3,350,954	$5,453,370
Reimbursement Rate	80.00%	80.00%	80.00%	80.00%
Estimated Maximum Total Facilities Grant[3]	$1,661,902	$1,705,955	$2,680,763	$4,362,696

Project Funding Agreement	Carlos Pacheco Elementary School	Ellen R. Hathaway Elementary School	Elwyn G. Campbell Elementary School	Whaling City Junior/Senior High School
Project Contingencies[4]	$95,263	$101,829	$153,736	$250,434
Potentially eligible owner's and construction contingencies	$87,706	$101,829	$143,051	$238,305
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$70,165	$81,463	$114,441	$190,644
Total Project Budget	$2,172,640	$2,234,273	$3,504,690	$5,703,804
Maximum Total Facilities Grant[6]	$1,732,067	$1,787,418	$2,795,204	$4,553,340

[1] Does not include Owner's or Construction Contingencies.
[2] Project has no scope exclusions/ineligible costs.
[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.