

District: Town of Wrentham  
 School Name: Charles E. Roderick Elementary School  
 Recommended Category: Project Scope and Budget  
 Date: April 22, 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 Wrentham (the “District”) to replace the existing Charles E. Roderick Elementary School with a new facility serving students in grades 3 through 6 on the site of the existing school.

<b>District Information</b>	
District Name	Town of Wrentham
Elementary Schools	Delaney Elementary School (PK-3) Charles E. Roderick Elementary School (4-6)
Middle Schools	N/A
High Schools	N/A
Priority School Name	Charles E. Roderick Elementary School
Type of School	Elementary School
Grades Served	4-6
Year Opened	1968
Existing Square Footage	56,000
Additions	1988 – addition
Acreage of Site	60-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>– 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	490 students
2025-2026 Enrollment	394 students
Agreed Upon Enrollment	595 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 595 students serving grades 3-6.
Total Project Budget – Debt Exclusion Anticipated	Yes

<b>MSBA Board Votes</b>	
Invitation to Eligibility Period	December 21, 2022
Invitation to Feasibility Study	April 24, 2024
Preferred Schematic Authorization	October 29, 2025

Project Scope & Budget Authorization	On April 29, 2026 Board agenda
Reimbursement Rate Before Incentives	48.68%
Incentive Points	1.65 – 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>	54.33%

<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”)	The Vertex Companies, LLC
Designer	TSKP Studio, LLC

## 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 \$106,550,000, which includes an estimated construction cost of \$81,732,997 (\$821/sq. ft.). The Estimated Basis of Total Facilities Grant would be \$83,565,108, which excludes the following: legal fees; OPM and Designer fees beyond MSBA funding limits; costs associated with permitting; costs associated with recording fees; costs associated with the demolition, abatement, and salvage allowance associated with the adjacent Vogel Building; construction costs for building and site work beyond MSBA funding limits, which includes scope associated with ineligible building area; costs associated with alternates included in the Total Project Budget; 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 the owner’s and construction contingency costs.

<b>Project Scope and Budget Agreement</b>	
Enrollment: 595 students	District’s Proposed
Proposed Total Square Feet: 100,620	Project Budget
Project Budget <sup>1</sup>	\$100,834,919
Scope Exclusions/Ineligible Costs	-\$17,269,811
Third Party Funding	-\$0
Estimated Basis of Total Facilities Grant	\$83,565,108
Reimbursement Rate	54.33%
Estimated Maximum Total Facilities Grant before Cost Recovery <sup>2</sup>	\$45,400,923
Commissioning Costs Associated with Ineligible Building Area	-\$178
Cost Recovery Associated with Prior Projects	-\$0
Estimated Maximum Total Facilities Grant <sup>2</sup>	\$45,400,745
Owner’s and Construction Contingencies	\$5,715,081
Ineligible Owner’s and Construction Contingencies	-\$4,489,086
Potentially Eligible Owner’s and Construction Contingencies	\$1,225,995

Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	\$666,083
Total Project Budget	\$106,550,000
Maximum Total Facilities Grant <sup>3,4</sup>	\$46,066,828

<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 \$45,400,745; however, the District may be eligible for up to an additional \$666,083 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 \$46,066,828 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Charles E. Roderick Elementary School and construct a new facility serving students in grades 3 through 6 on the site of the existing school.