District: Town of Cohasset
School Name: Joseph Osgood Elementary School
Recommended Category: Project Funding Agreement
Date: August 20, 2025

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Cohasset (the "District") for a roof replacement project at the Joseph Osgood Elementary School.

District Information	
District Name	Town of Cohasset
Elementary Schools	Joseph Osgood Elementary School (PK-2) Deer Hill Elementary School (3-5)
Middle School	Cohasset Middle School (6-8)
High School	Cohasset High School (9-12)
Priority School Name	Joseph Osgood Elementary School
Type of School	Elementary School
Grades Served	PK-2
Year Opened	1998
Existing Square Footage	68,000
Additions	2023 - Safety vestibule added
Building Issues	Roof
2024-2025 Enrollment	369 (including PK)

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 30, 2024
Project Funding Agreement Authorization	August 27, 2025 Board agenda
Reimbursement Rate	32.47%

Consultants	
Owner's Project Manager (the "OPM")	Next Level OPM, LLC
Designer	Raymond Design Associates, 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, Raymond Design Associates, Inc., recommends roof restoration and replacement at the Joseph Osgood Elementary School. The Designer has confirmed that the proposed roof restoration and replacement 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 $5,858,522, which includes a construction cost of $4,786,277. Construction costs include the following components:

- $4,503,606 for the installation of a new asphalt shingled roof system and the liquid-applied restoration of the existing flat roof system.
- $138,577 for solar readiness, including electrical upgrades.
- $144,094 for accessibility upgrades.

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: 392 (including PK) Total Square Feet: 68,000	District's Proposed Project Budget
Project Budget[1]	$5,595,277
Scope Exclusions/Ineligible Costs[2]	$0
Estimated Basis of Total Facilities Grant	$5,595,277
Reimbursement Rate	32.47%
Estimated Maximum Total Facilities Grant[3]	$1,816,786
Project Contingencies[4]	$263,245
Potentially Eligible Owner's and Construction Contingencies	$263,245
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$85,476
Total Project Budget	$5,858,522
Maximum Total Facilities Grant[6]	$1,902,262

[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 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.*