District: Amherst-Pelham Regional School District
School Name: Amherst Regional Middle 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 Amherst-Pelham Regional School District (the "District") for a partial roof replacement project at the Amherst Regional Middle School.

District Information	
District Name	Amherst-Pelham Regional School District
Elementary Schools	N/A
Middle School	Amherst Regional Middle School (7-8)
High School	Amherst Regional High (9-12)
Priority School Name	Amherst Regional Middle School
Type of School	Middle School
Grades Served	7-8
Year Opened	1969
Existing Square Footage	197,000
Additions	N/A
Building Issues	Roof
2024-2025 Enrollment	366

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	61.95%

Consultants	
Owner's Project Manager (the "OPM")	The Vertex Companies, LLC
Designer	Turowski2 Architecture, 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, Turowski2 Architecture, Inc., recommends a partial roof replacement at the Amherst Regional Middle School. The Designer has confirmed that the proposed partial roof replacement 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 $10,024,016, which includes a construction cost of $8,470,479. Construction costs include the following components:

- $8,336,524 for installation of 80-millimeter PVC membrane roofing;
    - $269,565 is ineligible for reimbursement due to new HVAC work and weather station wiring and cabling.
- $133,955 for solar readiness upgrades.

The District also proposes a deduct alternate for the following scope of work:

- $3,937,878 to keep the existing roof and complete roof restoration.

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: 366 Total Square Feet: 197,000	District's Proposed Project Budget
Project Budget[1]	$9,558,140
Scope Exclusions/Ineligible Costs[2]	$269,565
Estimated Basis of Total Facilities Grant	$9,288,575
Reimbursement Rate	61.95%
Estimated Maximum Total Facilities Grant[3]	$5,754,272
Project Contingencies[4]	$465,876
Potentially Eligible Owner's and Construction Contingencies	$451,051
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$279,426
Total Project Budget	$10,024,016
Maximum Total Facilities Grant[6]	$6,033,698

[1] Does not include Owner's or Construction Contingencies.

[2] Scope exclusions/ineligible costs include project supervision, coordination, permits and fees; new exhaust fans, condensers, and roof goosenecks and weather station wiring and cabling.

[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.