District: Town of Marshfield
School Name: Martinson Elementary 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 Town of Marshfield (the "District") for a roof replacement project at the Martinson Elementary School.

District Information	
District Name	Town of Marshfield
Elementary Schools	Eames Way Elementary School (K-5) South River Elementary School (K-5) Daniel Webster Elementary School (PK-5) Gov Edward Winslow Elementary School (K-5) Martinson Elementary School (K-5)
Middle School	Furnace Brook Middle School (6-8)
High School	Marshfield High School (9-12)
Priority School Name	Martinson Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1965
Existing Square Footage	92,900
Additions	1999 – Addition/Renovation 2012 – Renovation
Building Issues	Roof
2024-2025 Enrollment	445

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	49.31%

Consultants	
Owner's Project Manager (the "OPM")	Accenture, PLC (fka Anser Advisory, LLC)
Designer	Kaestle Boos 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, Kaestle Boos Associates, Inc.,

recommends a roof replacement at the Martinson Elementary School. The Designer has confirmed that the proposed 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 $7,406,864, which includes a construction cost of $6,311,056. Construction costs include the following components:

- $6,177,966 to install a thermoplastic polyolefin roof system.
    - $10,237 is ineligible for reimbursement for cladding a chimney.
- $51,388 for solar readiness.
- $70,919 for accessibility upgrades.
- $10,783 for other associated costs.
    - $5,323 is ineligible for reimbursement for masonry repairs at select windows.

The District also proposes add alternates for the following scope of work, which is not included in the Total Project Budget:

- $347,691 for metal wall panel in lieu of membrane.
- $97,125 for metal panel roof edge in lieu of shop-fabricated.
- $94,177 for replacement of kitchen roof-top unit (ineligible for reimbursement).
- $122,840 to replace all roof-top exhaust fans (ineligible for reimbursement).

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: 445 Total Square Feet: 92,900	District's Proposed Project Budget
Project Budget[1]	$7,059,756
Scope Exclusions/Ineligible Costs[2]	$15,560
Estimated Basis of Total Facilities Grant	$7,044,196
Reimbursement Rate	49.31%
Estimated Maximum Total Facilities Grant[3]	$3,473,493
Project Contingencies[4]	$347,108
Potentially Eligible Owner's and Construction Contingencies	$346,252
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$170,737
Total Project Budget	$7,406,864
Maximum Total Facilities Grant[6]	$3,644,230

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

[2] Scope exclusions/ineligible costs include masonry repairs at select windows and cladding a chimney.
[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.