District: Town of Middleton
School Name: Fuller Meadow 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 Middleton (the "District") for a partial roof replacement project at the Fuller Meadow School.

MSBA staff also recommend that the Executive Director be authorized to allow the District 212 days to secure funding for the Total Project Budget, effectively extending the 90-day deadline from January 27, 2026 to May 29, 2026.

District Information	
District Name	Town of Middleton
Elementary Schools	Howe-Manning School (PK, 3-6) Fuller Meadow School (K-2)
Middle School	N/A
High School	N/A
Priority School Name	Fuller Meadow School
Type of School	Elementary School
Grades Served	K-2
Year Opened	1964
Existing Square Footage	60,675
Additions	2007 - Modular addition of 2 classrooms and office space.
Building Issues	Roof
2024-2025 Enrollment	269

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 30, 2024
Project Funding Agreement Authorization	October 29, 2025
Reimbursement Rate	47.21%

Consultants	
Owner's Project Manager (the "OPM")	GreenerU, Inc.
Designer	Socotec AE Consulting, LLC fka. CBI Consulting, LLC

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, Socotec AE Consulting, LLC, recommends a roof replacement project at the Middleton Fuller Meadow 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 $2,299,029 which includes a construction cost of $1,689,962. Construction costs include the following components:

- $1,511,802 for installation of 80-millimeter PVC membrane roofing.
    - $126,449 is ineligible for reimbursement for replacement of the roof of a modular structure.
    - $255,450 is ineligible for reimbursement for replacement of HVAC equipment.
- $131,000 for solar readiness upgrades.
- $47,160 for miscellaneous scope including removal & replacement of three double doors, which is 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: 269 Total Square Feet: 60,675	District's Proposed Project Budget
Project Budget[1]	$2,130,035
Scope Exclusions/Ineligible Costs[2]	$592,294
Estimated Basis of Total Facilities Grant	$1,537,741
Reimbursement Rate	47.21%
Estimated Maximum Total Facilities Grant[3]	$725,968
Project Contingencies[4]	$168,994
Potentially Eligible Owner's and Construction Contingencies	$63,045
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$29,764
Total Project Budget	$2,299,029
Maximum Total Facilities Grant[6]	$755,732

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

[2] Scope exclusions/ineligible costs include roof replacement of a modular structure, replacement of three double doors, installation of three RTUs and two condensing units, and soft costs that exceed 20% of the construction budget cap.

[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.*