District:	Narragansett Regional School District
School Name:	Narragansett Middle School Narragansett Regional High 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 Narragansett Regional School District (the "District") for a partial roof replacement project at the Narragansett Middle School, and a roof replacement project at the Narragansett Regional High School.

District Information	
District Name	Narragansett Regional School District
Elementary Schools	East Templeton Elementary School (PK-4) Templeton Center Elementary School (PK-4) Phillipston Memorial School (PK-4)
Middle School	Narragansett Middle School (5-7)
High School	Narragansett Regional High School (8-12)

School Information		
School Name	Narragansett Middle School	Narraganset Regional High School
Type of School	Middle School	High School
Grades Served	5-7	8-12
Year Opened	1957	1998
Total Building Square Footage	106,324	93,676
Additions	N/A	N/A
Building Issues	Roof	Roof
2024-2025 Enrollment	366	492

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	59.84%

Consultants	
Owner's Project Manager (the "OPM")	Symmes Maini & McKee Associates, Inc.
Designer	Next Phase Studios, Inc.

Discussion

The Owner's Project Manager ("OPM") and Designer conducted a feasibility analysis of the facilities and developed Schematic Designs, including proposed scopes of work, schedules, and estimated budgets. The District's Designer, Next Phase Studios, Inc, recommends a partial roof replacement at the Narragansett Middle School and a roof replacement at the Narraganset Regional High School. The Designer has confirmed that the roof replacements will comply with the MSBA's sustainability requirements.

MSBA staff reviewed the existing conditions analyses provided by the District's consultants as well as the District's proposed schedules. MSBA staff also discussed the proposed scopes and budgets with the District and its consultants.

At the Narragansett Middle School, the District has provided a Total Project Budget of $1,688,234 which includes a construction cost of $1,329,318. Construction costs include the following components:

- $1,329,318 for installation of EPDM membrane roofing

At the Narragansett Regional High School, the District has provided a Total Project Budget of $9,176,314, which includes a construction cost of $7,972,877. Construction costs include the following components:

- $7,114,284 for installation of EPDM membrane roofing;
- $858,593 for solar readiness upgrades

The District also proposes an add alternate for the following scope of work, which is included in the Total Project Budget:

- $30,904 for replacement of rooftop ladders.

MSBA staff recommends the Estimated Total Facilities Grants and the Maximum Total Facilities Grants as set forth in the table below subject to MSBA approval and audit:

Project Funding Agreement	Narragansett Middle School	Narragansett Regional High School
Enrollment	366	492
Total Square Feet	106,324	93,676
Project Budget[1]	$1,595,182	$8,618,212
Scope Exclusions/Ineligible Costs[2]	$0	$0
Estimated Basis of Total Facilities Grant	$1,595,182	$8,618,212
Reimbursement Rate	59.84%	59.84%
Estimated Maximum Total Facilities Grant[3]	$954,557	$5,157,138
Project Contingencies[4]	$93,052	$558,102
Potentially Eligible Owner's and Construction Contingencies	$66,466	$438,508

Project Funding Agreement	Narragansett Middle School	Narragansett Regional High School
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$39,773	$262,403
Total Project Budget	$1,688,234	$9,176,314
Maximum Total Facilities Grant[6]	$994,330	$5,419,541

[1] Does not include Owner's or Construction Contingencies.
[2] Scope exclusions/ineligible costs include none.
[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.