District:	Town of Sudbury
School Name:	General John Nixon Elementary School Josiah Haynes 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 Sudbury (the "District") for a partial roof replacement project at the General John Nixon Elementary School and a roof replacement project at the Josiah Haynes Elementary School.

District Information	
District Name	Town of Sudbury
Elementary Schools	Peter Noyes Elementary School (PK-5) Josiah Haynes Elementary School (K-5) General John Nixon Elementary School (K-5) Israel Loring School (K-5)
Middle School	Ephraim Curtis Middle School (6-8)
High Schools	N/A

School Information		
School Name	General John Nixon Elementary School	Josiah Haynes Elementary School
Type of School	Elementary School	Elementary School
Grades Served	K-5	K-5
Year Opened	1960	1965
Total Building Square Footage	58,215	61,811
Additions	1994 – Addition/Renovation	1998 - Addition
Building Issues	Roof	Roof
2024-2025 Enrollment	382	397

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 30, 2025
Project Funding Agreement Authorization	On October 29, 2025 Board agenda
Reimbursement Rate	41.32%

Consultants	
Owner's Project Manager (the "OPM")	NV5 Consultants, Inc.
Designer	Civitects, PC

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, Civitects, recommends a partial roof replacement at the General John Nixon Elementary School and a roof replacement at the Josiah Haynes Elementary School. The Designer has confirmed that both the partial roof replacement and the roof replacement 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 John Nixon School, the District has provided a Total Project Budget of $4,064,845, which includes a construction cost of $3,369,264. Construction costs include the following components:

- $2,667,952 to install a thermoplastic polyolefin roofing system;
  - $14,301 is ineligible for reimbursement due to new exhaust fans;
- $697,425 for solar readiness;
- $3,887 for accessibility upgrades.

At the Josiah Haynes School, the District has provided a Total Project Budget of $7,821,563, which includes a construction cost of $6,728,521. Construction costs include the following components:

- $5,449,587 to install a thermoplastic polyolefin roofing system;
  - $229,162 is ineligible for reimbursement due to new exhaust fans
- $855,886 for solar readiness;
- $300,776 for accessibility upgrades;
- $122,272 for a new code-required fire suppression system in the gymnasium and associated finish painting.

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	General John Nixon Elementary School	Josiah Haynes Elementary School
Enrollment	382	397
Total Square Feet	58,215	61,811
Project Budget[1]	$3,879,536	$7,451,494
Scope Exclusions/Ineligible Costs[2]	$16,801	$231,662
Estimated Basis of Total Facilities Grant	$3,862,735	$7,219,832
Reimbursement Rate	41.32%	41.32%
Estimated Maximum Total Facilities Grant[3]	$1,596,082	$2,983,235
Project Contingencies[4]	$185,309	$370,069

Project Funding Agreement	General John Nixon Elementary School	Josiah Haynes Elementary School
Potentially Eligible Owner's and Construction Contingencies	$184,523	$357,465
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$76,245	$147,705
Total Project Budget	$4,064,845	$7,821,563
Maximum Total Facilities Grant[6]	$1,672,327	$3,130,940

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

[2] Scope exclusions/ineligible costs include replacement of root-top heating, venting, and air conditioning equipment with mark-ups.

[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.