District: Gill-Montague Regional School District
School Name: Gill Elementary School
Recommended Category: Project Funding Agreement
Date: December 5, 2025

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the Gill-Montague Regional School District (the "District") for a roof replacement project at the Gill Elementary School.

| **District Information** | |
|---|---|
| District Name | Gill-Montague Regional School District |
| Elementary Schools | Gill Elementary School (K-6)<br>Hillcrest Elementary School (PK-1)<br>Sheffield Elementary School (2-5) |
| Middle School | Great Falls Middle School (6-8) |
| High School | Turners Falls High School (9-12) |
| Priority School Name | Gill Elementary School |
| Type of School | Elementary School |
| Grades Served | K-6 |
| Year Opened | 1955 |
| Existing Square Footage | 18,320 |
| Additions | In 1984, the school added seven classrooms and one computer lab. |
| Building Issues | Roof |
| 2024-2025 Enrollment | 110 |

| **MSBA Votes** | |
|---|---|
| Invitation to Participate in the Accelerated Repair Program | October 30, 2024 |
| Project Funding Agreement Authorization | December 12, 2025, Board agenda |
| Reimbursement Rate | 77.47% |

| **Consultants** | |
|---|---|
| Owner's Project Manager (the "OPM") | Jones Lang LaSalle IP, Inc. |
| Designer | Gorman Richardson Lewis Architects, 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, Gorman Richardson Lewis Architects, Inc., recommends a roof replacement project at the Gill Elementary School.

The Designer has confirmed that the proposed roof replacement project will comply with the MSBA's sustainability requirements.

MSBA staff reviewed the existing conditions analysis, which was 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 $3,798,129, which includes a construction cost of $2,632,344. Construction costs include the following components:

- $1,807,965 for installation of metal roof with concealed fasteners;
- $51,986 for solar readiness upgrades;
- $478,080 for accessibility upgrades; and
- $294,313 for miscellaneous scope for site improvements;
    - $25,295 is ineligible for bike rack installation and landscape improvements.

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

| **Project Funding Agreement** | |
|---|---|
| Enrollment: 110<br>Existing Square Footage: 18,320 | District's Proposed Project Budget |
| Project Budget[1] | $3,213,541 |
| Scope Exclusions/Ineligible Costs[2] | $100,008 |
| Estimated Basis of Total Facilities Grant | $3,113,533 |
| Reimbursement Rate | 77.47% |
| Estimated Maximum Total Facilities Grant[3] | $2,412,054 |
| | |
| Project Contingencies[4] | $584,588 |
| Potentially Eligible Owner's and Construction Contingencies | $129,731 |
| Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5] | $100,503 |
| | |
| Total Project Budget | $3,798,129 |
| Maximum Total Facilities Grant[6] | $2,512,557 |

*[1]Does not include Owner's or Construction Contingencies.*
*[2]Scope exclusions/ineligible costs include bike rack installation, landscape improvements, 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.*