District: Mendon-Upton Regional School District
School Name: Nipmuc Regional High 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 Mendon-Upton Regional School District (the "District") for a roof replacement project at the Nipmuc Regional High School.

District Information	
District Name	Mendon- Upton Regional School District
Elementary Schools	Memorial ES (PK-4) Henry P. Clough ES (PK-4)
Middle School	Miscoe Hill MS (5-8)
High School	Nipmuc RHS (9-12)
Priority School Name	Nipmuc Regional High School
Type of School	High School
Grades Served	9-12
Year Opened	1997
Existing Square Footage	147,000
Additions	N/A
Building Issues	Roof
2024-2025 Enrollment	534

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 30, 2024
Project Funding Agreement Authorization	On December 12, 2025, Board agenda
Reimbursement Rate	52.26%

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

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, Civitects, PC, recommends a roof replacement project at the Nipmuc Regional High 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 $10,418,630, which includes a construction cost of $8,031,963. Construction costs include the following components:

- $8.010,447 to install a new roof consisting of thermoplastic polyolefin and asphalt shingles;
    - $1,210,658 is ineligible for reimbursement due to new heating, ventilation, and air conditioning equipment;
- $21,516 for solar readiness.

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: 534 Existing Square Footage: 147,000	District's Proposed Project Budget
Project Budget[1]	$9,119,423
Scope Exclusions/Ineligible Costs[2]	$1,300,102
Estimated Basis of Total Facilities Grant	$7,819,321
Reimbursement Rate	52.26%
Estimated Maximum Total Facilities Grant[3]	$4,086,377
Project Contingencies[4]	$1,299,207
Potentially Eligible Owner's and Construction Contingencies	$375,172
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$196,065
Total Project Budget	$10,418,630
Maximum Total Facilities Grant[6]	$4,282,442

[1]Does not include Owner's or Construction Contingencies.
[2]Scope exclusions/ineligible costs include legal fees, new heating, ventilation, and air conditioning equipment, and District-performed accessibility upgrades.
[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.