District: City of Newburyport
School Name: Rupert A. Nock Middle School
Newburyport High School
Recommended Category: Project Funding Agreement
Date: February 18, 2026

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Newburyport (the "District") for a partial roof replacement project at the Rupert A. Nock Middle School and a partial roof replacement project at the Newburyport High School.

District Information	
District Name	City of Newburyport
Elementary Schools	Francis T. Bresnahan Elementary School (PK-3) Edward G. Molin Elementary School (4-5)
Middle School	Rupert A. Nock Middle School (6-8)
High School	Newburyport High School (9-12)

School Information		
School Name	Rupert A. Nock Middle School	Newburyport High School
Type of School	Middle School	High School
Grades Served	6-8	9-12
Year Opened	1972	1937
Total Building Square Footage	100,000	215,000
Additions	2014 – Renovation	N/A
Building Issues	Roof	Roof
2025-2026 Enrollment	498	745

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 30, 2024
Project Funding Agreement Authorization	On February 25, 2026, Board agenda
Reimbursement Rate	43.00%

Consultants	
Owner's Project Manager (the "OPM")	P3, Inc.
Designer	Gannett Fleming Engineers and Architects, 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, Gannett Fleming Engineers & Architects, PC, recommends a partial roof replacement project at the Newburyport High School and a partial roof replacement project at the Rupert A. Nock Middle School. The Designer has confirmed that the proposed partial roof replacement projects 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 Newburyport High School, the District has provided a Total Project Budget of $3,597,300, which includes a construction cost of $2,939,485. Construction costs include the following components:

- $2,884,219 for the installation of an 80-millimeter adhered PVC membrane roof
    - $300,470 is ineligible for reimbursement due to exceeding the $100/square foot total roof cost cap;
    - $8,749 is ineligible for reimbursement due to repair of decorative woodwork; and
- $55,266 for solar readiness upgrades.

At the Rupert Nock Middle School, the District has provided a Total Project Budget of $3,416,297, which includes a construction cost of $2,785,361. Construction costs include the following components:

- $2,454,322 for the installation of an 80-millimeter adhered PVC membrane roof
    - $195,322 is ineligible for reimbursement due to exceeding the $100/square foot total roof cost cap; and
- $331,039 for solar readiness upgrades.

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	Rupert A. Nock Middle School	Newburyport High School
Enrollment	498	745
Existing Square Footage	100,000	215,000
Project Budget[1]	$3,263,102	$3,435,628
Scope Exclusions/Ineligible Costs[2]	$195,322	$309,219
Estimated Basis of Total Facilities Grant	$3,067,780	$3,126,409
Reimbursement Rate	43.00%	43.00%

Project Funding Agreement	Rupert A. Nock Middle School	Newburyport High School
Estimated Maximum Total Facilities Grant[3]	$1,319,145	$1,344,356
Project Contingencies[4]	$153,195	$161,671
Potentially Eligible Owner's and Construction Contingencies	$142,452	$144,664
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$61,254	$62,206
Total Project Budget	$3,416,297	$3,597,300
Maximum Total Facilities Grant[6]	$1,380,399	$1,406,562

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

[2] Scope exclusions/ineligible costs include costs exceeding the $100/square foot total roof cost cap and decorative work outside of Accelerated Repair Program scope.

[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.