District: Town of Norton
School Name: Norton Middle 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 Town of Norton (the "District") for a roof replacement project at the Norton Middle School.

District Information	
District Name	Town of Norton
Elementary Schools	J.C. Solmonese Elementary School (PK-3) L.G. Nourse Elementary School (K-3) Henri A. Yelle Elementary School (4-5)
Middle School	Norton Middle School (6-8)
High School	Norton High School (9-12)
Priority School Name	Norton Middle School
Type of School	Middle School
Grades Served	6-8
Year Opened	1998
Existing Square Footage	168,900
Additions	N/A
Building Issues	Roof
2024-2025 Enrollment	527

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	55.63%

Consultants	
Owner's Project Manager (the "OPM")	Next Level OPM, Inc.
Designer	Tighe & Bond Designer Services, 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, Tighe & Bond Designer Services, Inc., recommends a roof replacement project at the Norton Middle School. The Designer has confirmed that the proposed roof replacement will comply with the MSBA's sustainability requirements.

MSBA staff reviewed the existing conditions analysis 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 $11,443,631, which includes a construction cost of $10,019,461. Construction costs include the following components:

- $9,388,002 for installation of a fully-adhered EPDM roofing and a standing seam metal roofing system;
    - $25,400 is ineligible for reimbursement due to new heating, ventilation, and air conditioning equipment;
    - $57,188 is ineligible for reimbursement due to sub-grade storm drainage work;
    - $220,740 is ineligible for reimbursement due to markups on ineligible construction scope;
- $102,817 for solar readiness upgrades; and
- $528,642 for miscellaneous scope;
    - $350,040 is ineligible for reimbursement due to building envelope upgrade work.

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: 527 Total Square Feet: 168,900	District's Proposed Project Budget
Project Budget[1]	$10,892,561
Scope Exclusions/Ineligible Costs[2]	$688,492
Estimated Basis of Total Facilities Grant	$10,204,069
Reimbursement Rate	55.63%
Estimated Maximum Total Facilities Grant[3]	$5,676,524
Project Contingencies[4]	$551,070
Potentially Eligible Owner's and Construction Contingencies	$515,135
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$286.570
Total Project Budget	$11,443,631
Maximum Total Facilities Grant[6]	$5,963,094

[1]*Does not include Owner's or Construction Contingencies.*
[2]*Scope exclusions/ineligible costs include new heating, ventilation, and air conditioning equipment, sub-grade storm drainage work, building envelope upgrade work, mailing and moving costs, and soft cost exclusions for work beyond the Accelerated Repair Program.*
[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.