District:	Town of Hingham
School Name:	Plymouth River Elementary School South Elementary School
Recommended Category:	Project Funding Agreement
Date:	October 21, 2026

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Hingham (the "District") for a potential roof replacement project at the Plymouth River Elementary School and a potential roof replacement project at the South Elementary School.

District Information	
District Name	Town of Hingham
Elementary Schools	William L. Foster Elementary School (PK-4) East Elementary School (K-5) Plymouth River Elementary School (K-5) South Elementary School (K-5)
Middle School	Hingham Middle School (6-8)
High School	Hingham High School (9-12)

School Information		
School Name	Plymouth River Elementary School	South Elementary School
Type of School	Elementary School	Elementary School
Grades Served	K-5	K-5
Year Opened	1969	1948
Total Building Square Footage	65,596	80,500
Additions	N/A	1998
Building Issues	Roof	Roof
2025-2026 Enrollment	345	488

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 29, 2025
Project Funding Agreement Authorization	On October 28, 2026, Board agenda
Reimbursement Rate	36.89%

Consultants	
Owner's Project Manager (the "OPM")	P3 Inc.
Designer	Gale Associates, Inc.

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, Gale Associates, Inc., recommends a roof replacement project at the Plymouth River Elementary School and a roof replacement project at the South Elementary. The Designer has confirmed that the 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 Plymouth River Elementary School, the District has provided a Total Project Budget of $16,370,436 which includes a construction cost of $13,948,565. Construction costs include the following components:

- $11,291,356 for the full roof replacement;
    - $3,633,557 is ineligible for reimbursement for costs exceeding the $100/square foot roof cost cap;
- $2,297,889 for solar readiness upgrades; and
- $359,318.89 for accessibility upgrades.

At the South Elementary School, the District has provided a Total Project Budget of $8,576,727 which includes a construction cost of $7,064,575. Construction costs include the following components:

- $5,842,580 for full roof replacement;
    - $265,193 is ineligible for reimbursement for costs exceeding the $100/square foot roof cost cap and $15,586 is for copper finishes;
- $868,636 for solar readiness upgrades; and
- $353,359 for accessibility 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	Plymouth River Elementary School	South Elementary School
Enrollment	345	488
Existing Square Footage	65,596	80,500
Project Budget[1]	$15,603,265	$8,188,175
Scope Exclusions/Ineligible Costs[2]	$3,633,557	$280,779
Estimated Basis of Total Facilities Grant	$11,969,708	$7,907,396
Reimbursement Rate	36.89%	36.89%
Estimated Maximum Total Facilities Grant[3]	$4,415,625	$2,917,038
Project Contingencies[4]	$767,171	$388,552

Potentially Eligible Owner's and Construction Contingencies	$567,325	$373,109
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$209,286	$137,640
Total Project Budget	$16,370,436	$8,576,727
Maximum Total Facilities Grant[6]	$4,624,911	$3,054,678

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

[2] Scope exclusions/ineligible costs include roof cost cap exclusions for Plymouth River Elementary School and South Elementary School.

[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.