

The Public Schools of Southborough



***Trotter Middle School - Roof Project
MSBA - Accelerated Repair Program***

Massachusetts School Building Authority (MSBA) Process: Accelerated Repair Program

- **Competitive Grant Application Process**
- **The Town of Southborough applied to MSBA 4 times**
- **Invited into Program - January 2025**
- **Owners project manager and architect assigned - June 2025**
- **MSBA - Approved project scope - February 25, 2026**

Impacts of a Failing Roof

- Current roof leaks create disruptions to learning
- Drainage failure
- Interior water damage



Interior Conditions - Roof Leaks



Drainage Issues



Structure for proper gutters



Drainage away from HVAC equipment

Deteriorating Flashing



Active Roof Leaks



New Roof System



Flat roof areas: New insulation (minimum R-30) with an 80-mil PVC membrane system, including a **30-year manufacturer warranty**.

Pitched/sloped roof areas: New $\frac{3}{4}$ " plywood, ice-and-water shield at edges and penetrations, full vapor barrier, and **50-year architectural asphalt shingles**.

Trottier Roof Project Cost Estimates

Trottier Roof Cost Estimates	Gross Costs
Roofing Estimates	\$7,337,191
OPM & Architect	\$933,227
Contingency	\$403,546
Feasibility	(\$160,000)
Total Gross Costs	\$8,833,964
MSBA Grant*	(\$3,446,336)
Total Net Cost to Town	\$5,387,628

***Town of Southborough MSBA reimbursement rate 41.32%**