MES Facility Study (6/26) -
DRAFT School Maintenance Needs & Renovation Actions

The MESBC (Marlborough Elementary School Building Committee) will apply for a **Non-Priority List project** including scope and specs for the Roof/HVAC/Electrical project to bring to **referendum/bonding vote**.

The MESBC will contract with an Owner's Project Management (OPM) firm. The OPM representative will represent the MESBC interests throughout the entire construction project lifecycle. The OPM manages the project on behalf of the owner, focusing on budget control, state construction grant applications, schedule management, quality assurance, and communication (with the BOE, Town, MES school administration, and the Public), and acts as a single point of contact to ensure the project is completed successfully, on time, and within budget. The fee for these OPM services is approximately $30,000 pre-referendum (and then a separate RFP for project management once the project is approved at a future cost of approximately 3% of project cost for project oversight. This stage of OPM fees are generally reimbursable when a CT School Construction Grant is approved).

Along with including the requirements listed below, the MESBC will apply to the CT Department of Administrative Services (DAS) for a Non-Priority List project (grant reimbursement) and would also seek any additional HVAC grants as well as a Space Utilization Waiver if necessary.

- Education specifications with written approval by the local board of education or governing body
- Local Legislative Resolutions
- Proof of Local Authorized Funding (including town referendum for approval)
- Additional submissions depending on project specifications

Project	**Notes**	**Cost**	**Potential Funding Source**	**Timeframe**
Community Room Waterproofing	Waterproof concrete wall behind the Community Room stage. Grade the land outside of the Community Room to redirect drainage properly	$10,996.19	CT State District Repair and Improvement Project (DRIP) Program	SY 2025-26
Southwest Egress - Engineering /	Proposals submitted by architectural/engineering firms with plans/designs to remedy moisture causing	$15,171.23	CT State District Repair and Improvement	SY 2025-26

Architectural Repair Plan Development	structural degradation of the southwest egress		Project (DRIP) Program	
Southwest Egress - Complete Repairs	Contract to remedy moisture causing structural degradation of MES's southwest entryway following engineered plans	$160,000	FY27 Capital Improvement Request ($40,000) and MES Roof Reserve Reallocation ($120,000)	SY 2026-27
Contract with Owner's Project Management Firm(s)	RFP #1 for an OPM representative to represent the Town in preparing for a referendum (scope of project, estimates of grant funds and reimbursements, application to DAS) RFP #2 for an OPM for oversight of the Major Alterations project (scope, grants, application to DAS, oversight of project)	Pre-Referendum ~$30,000 Project Oversight ~3% of project cost	Capital Improvement Request FY27 (anticipating a May, 2027 referendum) Cost included in overall cost of project	SY 2026-27 SY 2027-2028
Non-Priority Project	Roof, HVAC/Electric Alterations (replacement/upgrades)	TBD by Public Building Committee and BOF	Per referendum approval of bond (likely 20 year note)	SY 2027-28