

District: City of Holyoke  
 School Name: H.B. Lawrence School  
 Lt. Elmer J. McMahon Elementary School  
 Maurice A. Donahue Elementary School  
 William J. Dean Vocational Technical High School  
 Recommended Category: Project Funding Agreement  
 Date: August 23, 2023

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Holyoke for a window and door replacement project at the H.B. Lawrence School, a window and door replacement project at the Lt. Elmer J. McMahon Elementary School, a partial window and door replacement project at the Maurice A. Donahue Elementary School, and a boiler replacement project at the William J. Dean Vocational Technical High School.

<b>District Info</b>	
District Name	City of Holyoke
Elementary School(s)	H.B. Lawrence School (PK-3) Dr. Marcella R. Kelly Elementary School (PK-4) Morgan Community Elementary School (PK-4) E.N. White Elementary School (PK-5) Maurice A. Donahue Elementary School (PK-5) Joseph Metcalf School (PK-7) Lt. Clayre Sullivan Elementary School (PK-8) Lt. Elmer J. McMahon Elementary School (PK-8)
Middle School(s)	William R. Peck School (4-8) Holyoke STEM Academy (6-8) at William J. Dean Vocational Technical High School
High School(s)	Holyoke High School (9-12) William J. Dean Vocational Technical High School (9-12)

<b>School Info</b>				
School Name	H.B. Lawrence School	Lt. Elmer J. McMahon Elementary School	Maurice A Donahue Elementary	William J. Dean Vocational Technical High School
Type of School	Elementary School	Elementary - Middle School	Elementary School	High School
Grades Served	PK-5	PK-8	PK-5	9-12
Year Opened	1965	1937	1949	1973
Existing Square	59,166	35,201	70,550	212,000

Additions	N/A	1966- Addition building	1980- Addition building	N/A
Building Issues	Windows/Doors	Windows/Doors	Partial Windows/Doors	Boilers
2022-2023 Enrollment	173	337	360	Approx 400

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	October 26, 2022
Project Funding Agreement Authorization	On August 30, 2023 Board agenda
Reimbursement Rate	80.00%

<b>Consultants</b>	
Owner’s Project Manager (the “OPM”)	Leftfield, LLC
Designer	Habeeb & Associates Architects, Inc.

**Discussion**

The OPM and Designer conducted a feasibility analysis of each facility and developed Schematic Designs including proposed scopes of work, schedules, and estimated budgets. The District’s Designer, Habeeb & Associates Architects, Inc., recommends a window and door replacement project at the H. B. Lawrence Elementary School, a window and door replacement project at the Lt. Elmer J. McMahan School, a partial window and door replacement project at the Maurice A. Donahue School, and a boiler replacement project at the William J. Dean Vocational Technical High School. The Designer has confirmed that the window, door, and boiler replacement projects will be in compliance with the MSBA’s sustainability requirements.

MSBA staff reviewed the consultants’ existing conditions analyses and proposed schedules that were provided by the District. Also, MSBA staff discussed the scopes and budgets for the projects with the District and its consultants.

At the H. B. Lawrence Elementary School, the District has provided a Total Project Budget of \$4,283,924, which includes a construction cost of \$3,466,923. Construction costs include:

- \$1,792,181 (\$245.17/sf) for the installation of aluminum window systems and associated demolition;
- \$1,798 for miscellaneous demolition;
- \$285,237 for door installation and associated demolition;
- \$210,693 for blocking and framing;
- \$209,035 for flashing and sealants;
- \$303,731 for metal grates at windows;

- \$228,888 for masonry and lintels;
- \$338,086 for finishes (trim, sills, and/or painting);
- and \$97,274 for window treatments.

At the Lt. Elmer J. McMahon School, the District has provided a Total Project Budget of \$3,518,292, which includes a construction cost of \$2,744,673. Construction costs include:

- \$1,288,363 (\$236.61/sf) for the installation of aluminum window systems and associated demolition;
- \$391,806 for hazardous material abatement;
- \$7,124 for miscellaneous demolition;
- \$220,152 for door installation and associated demolition;
- \$58,389 for blocking and framing;
- \$96,091 for flashing and sealants;
- \$374,641 for metal grates at windows;
- \$30,744 for masonry and lintels;
- \$135,605 for finishes (trim, sills, and/or painting);
- \$75,321 for window treatments;
- and \$66,437 for accessibility compliance upgrades.

The District also proposed three add alternates for the following scope of work. The District may consider the add alternates if the construction bids come in lower than the estimated Construction Budget shown in the Total Project Budget.

- \$413,959 for metal panels at soffits and fascia;
- \$697,845 for courtyard windows and doors;
- and \$56,131 for kitchen and garage windows & garage doors.

At the Maurice A. Donahue School, the District has provided a Total Project Budget of \$3,223,051, which includes a construction cost of \$2,605,878. Construction costs include:

- \$972,291 (\$241.14/sf) for the installation of aluminum window systems and associated demolition;
- \$158,720 for hazardous material abatement;
- \$5,602 for miscellaneous demolition;
- \$104,301 for door installation and associated demolition;
- \$96,117 for blocking and framing;
- \$58,700 for flashing and sealants;
- \$256,049 for metal grates at windows;
- \$25,079 for masonry and lintels;
- \$116,066 for finishes (trim, sills, and/or painting);
- \$45,511 for window treatments;
- and \$767,442 for other associated work.

At the William J. Dean Vocational Technical High School, the District has provided a Total Project Budget of \$1,683,508, which includes a construction cost of \$1,182,674. Construction costs include:

- \$705,189 for the installation of two boilers (gas fired, 3,999 MBH each)
- \$30,195 for demolition;
- \$156,170 for hot water tank replacement;
- \$45,023 for associated electrical work;
- \$76,696 for associated HVAC work;
- \$2,902 for fees and permits (ineligible for reimbursement);
- and 166,499 for other associated work.

MSBA staff recommends the Estimated Total Facilities Grants and the Maximum Total Facilities Grants set forth in the table below subject to MSBA approval and audit:

<b>Project Funding Agreement</b>	<b>H.B. Lawrence School</b>	<b>Lt. Elmer J. McMahon Elementary School</b>	<b>Maurice A Donahue Elementary</b>	<b>William J. Dean Vocational Technical High School</b>
Enrollment	173	337	360	400
Total Square Feet	59,166	35,201	70,550	212,000
Project Budget <sup>1</sup>	\$4,093,243	\$3,301,545	\$3,079,728	\$1,609,374
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$10,000	\$10,000	\$10,000	\$179,602
Estimated Basis of Total Facilities Grant	\$4,083,243	\$3,291,545	\$3,069,728	\$1,429,772
Reimbursement Rate	80.00%	80.00%	80.00%	80.00%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$3,266,594	\$2,633,236	\$2,455,782	\$1,143,818
<b>Project Contingencies<sup>4</sup></b>				
Potentially eligible owner's and construction contingencies	\$190,681	\$216,747	\$143,323	\$74,134
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures <sup>5</sup>	\$152,545	\$111,438	\$114,658	\$47,191
<b>Total Project Budget</b>				
Total Project Budget	\$4,283,924	\$3,518,292	\$3,223,051	\$1,683,508
Maximum Total Facilities Grant <sup>6</sup>	\$3,419,139	\$2,744,674	\$2,570,440	\$1,191,009

<sup>1</sup> Does not include Owner's or Construction Contingencies.

<sup>2</sup> Scope exclusions/ineligible costs include mailing & moving costs for the H. B. Lawrence Elementary School, Lt. Elmer J. McMahon School, Maurice A. Donahue School, and the William J. Dean Vocational Technical High School; permitting for the William J. Dean Vocational Technical High School; and soft costs that exceed 20% of the construction budget cap for the Lt. Elmer J. McMahon School and William J. Dean Vocational Technical High School.

<sup>3</sup> 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.

<sup>4</sup> Includes eligible and ineligible Owner's and Construction Contingency.

<sup>5</sup> 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.”

<sup>6</sup> 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.