District:	Northern Berkshire Regional Vocational Technical School District
School Name:	Charles McCann Vocational Technical High School
Recommended Category:	Authorization to Approve Corrective Grant for Previously Approved Project Funding Agreement
Date:	October 22, 2025

Recommendation

That the Board's August 27, 2025 authorization of the Executive Director to enter into a Project Funding Agreement with the Northern Berkshire Regional Vocational Technical School District (the "District") for a roof and window and door replacement project at the Charles McCann Technical School be amended in accordance with the corrected Estimated Total Facilities Grant and Maximum Total Facilities Grant values as described below.

District Information	
District Name	Northern Berkshire Regional Vocational Technical School District
Elementary Schools	N/A
Middle Schools	N/A
High School	Charles McCann Vocational Technical High School (9-12)
Priority School Name	Charles McCann Vocational Technical High School
Type of School	High School
Grades Served	9-12
Year Opened	1962
Existing Square Footage	116,000
Additions	1969 – 33,565 square foot addition of seven classrooms, a business technology vocational shop area, a library, and a new vocational automotive shop. 1974 – 5,100 square foot addition of a conference style cosmetology classroom, a computer laboratory, a culinary classroom, and a girls locker room for the gymnasium.
Building Issues	Roof/Windows/Doors
2024 – 2025 Enrollment	514

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 30, 2024
Project Funding Agreement Authorization	August 27, 2025
Project Funding Agreement Revision	On October 29, 2025, Board agenda
Reimbursement Rate	64.00%

Consultants	
Owner's Project Manager (the "OPM")	LiRo Program and Construction Management, PE, P.C.
Designer	Gale Associates, 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, Gale Associates, Inc., recommends replacement of the roof, windows, and doors at the Charles McCann Vocational Technical School. The Designer has confirmed that the proposed roof, and window/door 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 $16,779,269, which includes a construction cost of $14,439,779. Construction costs include the following components:

- $8,121,253 for installation of 80-millimeter PVC membrane roofing.
- $5,129,711 for the replacement of 237 windows and 39 doors.
  - $166,680 is ineligible for reimbursement for storefront windows the District is removing from the intended project scope;
  - $23,195 is ineligible for reimbursement for replacement of AC window units.
- $337,943 for accessibility upgrades.
- $850,873 for miscellaneous scope including demolition, hazardous material abatement, additional masonry and paint patching.

This project is being resubmitted to the Board based upon corrected information from the OPM regarding the age of fifteen windows previously determined to be ineligible for reimbursement. An additional correction to the eligibility determination for roller shade replacement reduces the associated scope exclusion. Additionally, 898 square feet of storefront, that was included in the original Total Project Budget, is being made ineligible as it is no longer in the District's intended project scope.

The revisions result in a total reduction of scope exclusions of $892,305 and an increase to the Maximum Total Facilities Grant of $571,076.

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: 514 Total Square Feet: 116,000	District's Proposed Project Budget
Project Budget[1]	$15,979,269

Project Funding Agreement	
Enrollment: 514 Total Square Feet: 116,000	District's Proposed Project Budget
Scope Exclusions/Ineligible Costs[2]	$492,875
Estimated Basis of Total Facilities Grant	$15,486,394
Reimbursement Rate	64.00%
Estimated Maximum Total Facilities Grant[3]	$9,911,292
Project Contingencies[4]	$800,000
Potentially Eligible Owner's and Construction Contingencies	$783,745
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$501,597
Total Project Budget	$16,779,269
Maximum Total Facilities Grant[6]	$10,412,889

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

[2] Scope exclusions/ineligible costs include ineligible costs associated with storefront scope removed by the District, window air conditioners, and $300,000 appropriated for District-performed ADA upgrades.

[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.