

District: City of Holyoke  
 School Name: E.N. White Elementary School  
 Morgan Community School  
 Recommended Category: Project Funding Agreement  
 Date: September 23, 2015

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Holyoke for boiler replacement projects at the E.N. White Elementary School and at the Morgan Community School.

<b>District Info</b>	
District Name	City of Holyoke
Elementary School(s)	Joseph Metcalf School (PK-1) Morgan Community School (PK-8) H.B. Lawrence Elementary School (K-3) E.N. White Elementary School (PK-8) Kelly Elementary School (PK-8) Lt. Clayre Sullivan Elementary School (K-8) Lt. Elmer J. McMahon Elementary School (K-8) Maurice A. Donahue Elementary School (K-8)
Middle School(s)	William R. Peck Middle School (4-8)
High School(s)	William J. Dean Vocational Technical High School (9-12) Holyoke High School (9-12)

<b>School Info</b>		
School Name	E.N. White Elementary School	Morgan Community School
Type of School	Elementary School	Elementary School
Grades Served	PK-8	PK-8
Year Opened	1955	1963
Total Building Square Footage	63,965	62,397
Additions	1958: Major renovation 1990: Major renovation	1979: Major renovation 1990: Major renovation
Building Issues	Boilers	Boilers
2014-2015 Enrollment	424	399

<b>MSBA Votes</b>	
Invitation to Participate in the Accelerated Repair Program	June 4, 2014
Project Funding Agreement Authorization	On September 30, 2015 Board agenda
Reimbursement Rate	80.00%

<b>Consultants</b>	
Owner's Project Manager	STV Group, Inc.
Designer	RDK Engineers, Inc.

## Discussion

The OPM and Designer conducted a feasibility analysis of the E.N. White Elementary School and the Morgan Community School facilities and developed schematic designs for both facilities, including proposed scopes of work, schedules, and estimated budgets. The District’s Designer, RDK Engineers, recommends boiler replacement projects at these facilities. The Designer has confirmed that the boilers will be in compliance with the MSBA’s sustainability requirements.

MSBA staff reviewed the consultants’ existing conditions analysis and proposed schedules provided by the District and have discussed the scopes and budgets with the District and its consultants. The District has provided a Total Project Budget of \$943,723 which includes a construction cost of \$662,123. Construction costs include:

- E.N. White Elementary School
  - \$291,769 for boiler replacement
  - \$54,504 for associated boiler work
  
- Morgan Community School
  - \$282,100 for boiler replacement
  - \$33,750 for associated boiler work

<b>Project Funding Agreement</b>	<b>E.N. White Elementary School</b>	<b>Morgan Community School</b>	<b>District’s Total Proposed Budget</b>
Enrollment	433	400	
Total Square Feet	63,965	62,397	
Project Budget <sup>1</sup>	\$468,084	\$437,661	\$905,745
Scope Exclusions/Ineligible Costs <sup>2</sup>	\$52,556	\$58,641	\$111,197
Estimated Basis of Total Facilities Grant	\$415,528	\$379,050	\$794,578
Reimbursement Rate	80.00%	80.00%	80%
Estimated Maximum Total Facilities Grant <sup>3</sup>	\$332,422	\$303,216	\$635,638
<b>Project Contingencies<sup>4</sup></b>			
Project Contingencies <sup>4</sup>	\$19,750	\$18,228	\$37,978
Potentially eligible owner’s and construction contingencies	\$19,750	\$18,228	\$37,978
Potential additional grant funds for eligible owner’s and construction contingency expenditures <sup>5</sup>	\$15,800	\$14,582	\$30,382
<b>Total Project Budget</b>			
Total Project Budget	\$487,834	\$455,889	\$943,723
Maximum Total Facilities Grant <sup>6</sup>	\$348,222	\$317,798	\$666,020

<sup>1</sup> Does not include owner’s or construction contingencies.

<sup>2</sup> Scope exclusions/ineligible costs include legal fees, mailing & moving costs, and soft costs that exceed 20% of the construction budget.

<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; subject to MSBA review and audit.*

<sup>4</sup> *Includes eligible 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 its sole discretion. The MSBA does not anticipate that the District will expend all of its contingency funds on expenses that are eligible for MSBA reimbursement.*

MSBA staff recommends a combined Estimated Maximum Total Facilities Grant of \$635,638; however, the District may be eligible for up to an additional \$30,382 in grant funds, subject to the MSBA's review and audit of the District's owner's and construction contingency expenditures. Accordingly, staff recommends a combined Maximum Total Facilities Grant of \$666,020 for boiler replacement projects at the E.N. White Elementary School and at the Morgan Community School.