

District: City of Holyoke
 School Name: Dr. Marcella R. Kelly Elementary School
 Lt. Clayre Sullivan Elementary School
 Morgan Elementary School
 Recommended Category: Project Funding Agreement
 Date: April 3, 2018

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Holyoke for a partial window/door and a boiler replacement project at the Dr. Marcella R. Kelly Elementary School, a window/door replacement project at the Lt. Clayre Sullivan Elementary School, and a partial window/door replacement project at the Morgan Elementary School.

District Info	
District Name	City of Holyoke
Elementary School(s)	Maurice A. Donahue Elementary School (PK-8) Dr. Marcella R. Kelly Elementary School (PK-8) Lt. Elmer J. McMahon Elementary School (PK-8) Morgan Elementary School (PK-8) Lt. Clayre Sullivan Elementary School (K-8) E.N. White Elementary School (PK-8) Joseph Metcalf School (PK-2) H.B. Lawrence School (K-3) William R. Peck School (4-8)
Middle School(s)	N/A
High School(s)	Holyoke High School (9-12) William J. Dean Vocational Technical High School (9-12)

School Info			
School Name	Dr. Marcella R. Kelly Elementary School	Lt. Clayre Sullivan Elementary School	Morgan Elementary School
Type of School	Elementary School	Elementary School	Elementary School
Grades Served	PK-8	K-8	PK-8
Year Opened	1975	1960	1963
Total Building Square Footage	86,302	111,200	62,397
Additions	N/A	1969, 1989	1990

Building Issues	Boiler Partial Windows/Doors	Windows/Doors	Partial Windows/Doors
2017-2018 Enrollment	562	541	416

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	June 28, 2017
Project Funding Agreement Authorization	On April 10, 2018 Board agenda
Reimbursement Rate	80.00%

Consultants	
Owner's Project Manager (the "OPM")	Hill International, Inc.
Designer	ICON Architecture, 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, ICON Architecture, Inc., recommends a partial window/door and a boiler replacement project at the Dr. Marcella R. Kelly Elementary School, a window/door replacement project at the Lt. Clayre Sullivan Elementary School, and a partial window/door replacement project at the Morgan Elementary School. The Designer has confirmed that the window/door and boiler work 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 Dr. Marcella R. Kelly Elementary School, the District has provided a Total Project Budget of \$6,422,623, which includes a construction cost of \$5,286,531. Construction costs include:

- \$1,198,806 (\$179.92/sf) for the aluminum windows;
- \$551,336 (\$212.95/sf) for the translucent panel windows;
- \$127,736 (\$139.30/sf) for the storefront windows;
- \$211,928 for window abatement;
- \$685,624 for insulated metal panels at the window heads;
- \$361,790 for soffit and fascia panel replacement;
- \$123,170 for exterior doors;
- \$277,044 for window related carpentry;
- \$201,239 for costs associated with the disconnect and reconnect of unit vents;
- \$78,598 for costs associated with new air conditioning units (ineligible for reimbursement);
- \$94,163 for window treatments;

- And \$177,338 for other associated window costs.
- \$735,982 for installation of two boilers;
- \$79,998 for demolition;
- \$78,784 for associated electrical work;
- \$142,955 for associated plumbing work;
- And \$160,040 for costs associated with boiler room masonry work, painting, concrete pad replacement, and door work.

At the Lt. Clayre Sullivan Elementary School, the District has provided a Total Project Budget of \$4,943,669, which includes a construction cost of \$4,167,411. Construction costs include:

- \$1,800,929 (\$197.75/sf) for the aluminum windows;
- \$149,595 (\$137.37/sf) for the translucent panel windows;
- \$119,300 (\$90.79/sf) for the storefront windows;
- \$257,120 for window abatement;
- \$513,696 for insulated metal panels at the window heads;
- \$174,304 for soffit and fascia panel replacement;
- \$156,251 for exterior doors;
- \$353,227 for window related carpentry;
- \$181,703 for costs associated with the disconnect and reconnect of unit vents;
- \$62,220 for costs associated with new A/C units (ineligible for reimbursement);
- \$111,881 for window treatments;
- And \$287,185 other associated window costs.

At the Morgan Elementary School, the District has provided a Total Project Budget of \$2,431,288, which includes a construction cost of \$1,960,881. Construction costs include:

- \$1,042,561 (\$180.72/sf) for the aluminum windows;
- \$178,403 (\$279.19/sf) for the storefront windows;
- \$65,041 for window abatement;
- \$70,418 for insulated metal panels at the window heads;
- \$94,700 for exterior doors;
- \$157,069 for window related carpentry;
- \$61,080 for costs associated with the disconnect and reconnect of unit vents;
- \$30,352 for costs associated with new A/C units (ineligible for reimbursement);
- \$70,876 for window treatments;
- And \$190,381 other associated window costs.

Project Funding Agreement	Dr. Marcella R. Kelly School	Lt. Clayre Sullivan Elementary School	Morgan Elementary School	District's Total Proposed Budget
Enrollment	562	541	416	
Total Square Feet	86,302	111,200	62,397	
Project Budget ¹	\$5,973,269	\$4,589,439	\$2,254,809	\$12,817,517
Scope Exclusions/Ineligible Costs ²	\$78,598	\$62,220	\$30,352	\$171,170
Estimated Basis of Total Facilities Grant	\$5,894,671	\$4,527,219	\$2,224,457	\$12,646,347
Reimbursement Rate	80.00%	80.00%	80.00%	80.00%
Estimated Maximum Total Facilities Grant ³	\$4,715,737	\$3,621,775	\$1,779,566	\$10,117,078
Project Contingencies⁴				
Potentially eligible owner's and construction contingencies	\$449,354	\$354,230	\$176,479	\$980,063
Potential additional grant funds for eligible owner's and construction contingency expenditures ⁵	\$286,437	\$225,786	\$106,179	\$618,402
	\$229,150	\$180,629	\$84,943	\$494,722
Total Project Budget				
	\$6,422,623	\$4,943,669	\$2,431,288	\$13,797,580
Maximum Total Facilities Grant⁶				
	\$4,944,887	\$3,802,404	\$1,864,509	\$10,611,800

¹ Does not include owner's or construction contingencies.

² Scope exclusions/ineligible costs include costs associated with new air conditioning units.

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. Scope exclusions/ineligible costs include construction contingency in excess of the 5% construction budget cap, owner's contingency in excess of the 0.5% construction budget cap.

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.

MSBA staff recommends a combined Estimated Maximum Total Facilities Grant of \$10,117,078; however, the District may be eligible for up to an additional \$494,722 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 \$10,611,800 for a partial window/door and a boiler replacement project at the Dr. Marcella R. Kelly Elementary School, a window/door replacement project at the Lt. Clayre Sullivan Elementary School, and a partial window/door replacement project at the Morgan Elementary School.