

District: City of Holyoke
 School Name: E.N. White Elementary School
 Lt. Clayre P. Sullivan School
 Maurice A. Donahue School
 Recommended Category: Project Funding Agreement
 Date: August 18, 2021

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Holyoke for a partial roof replacement project at the E.N. White Elementary School, a partial roof replacement project at the Lt. Clayre P. Sullivan School, and a partial roof replacement project at the Maurice A. Donahue School.

At the December 16, 2020 Board of Directors meeting, the City of Holyoke received invitation to the Accelerated Repair Program for potential roof replacement projects at E.N. White Elementary School, the Lt. Clayre P. Sullivan School, and the Maurice A. Donahue School based on the information provided in their Statements of Interest. At the time of invitation, staff understood the roof areas requested for invitation in each Statement of Interest to represent the full roof of each School. Following review of each Schematic Design submission, staff understand the roof areas for which the City of Holyoke requested and received invitation do not represent the full roof for each School but instead represent the roof specifically associated with a building addition at each School. Consequently, the recommendation is for partial roof replacement projects.

District Info	
District Name	City of Holyoke
Elementary School(s)	1 (PK-4) 1 (PK-5) 1 (PK-6) 4 (PK-8) 1 (K-3)
Middle School(s)	1 (4-8) 1 (5-7) 1 (6-8)
High School(s)	1 (9-12)

School Info			
School Name	E.N. White Elementary School	Lt. Clayre P. Sullivan School	Maurice A. Donahue School
Type of School	Elementary School	Elementary School	Elementary School
Grades Served	PK-5	K-8	K-8
Year Opened	1955	1960	1972
Total Building Square Footage	63,965	112,000	70,550
Additions	1990	1989	1989
Building Issues	Roof	Roof	Roof
2020-2021 Enrollment	429	461	423

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	December 16, 2020
Project Funding Agreement Authorization	On August 25, 2021 Board agenda
Reimbursement Rate	80.00%

Consultants	
Owner’s Project Manager (the “OPM”)	JACOBS Project Management Co.
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, recommends a partial roof replacement project at the E.N. White Elementary School, a partial roof replacement project at the Lt. Clayre P. Sullivan School, and a partial roof replacement project at the Maurice A. Donahue School. The Designer has confirmed that the roof replacements 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 E.N. White Elementary School, the District has provided a Total Project Budget of \$2,634,388, which includes a construction cost of \$2,231,387. Construction costs include:

- \$1,049,507 (\$37.58/sf) for the installation of polyvinyl chloride (“PVC”) roof (\$71,992 ineligible for direct roof cost in excess of \$35/sf eligible cap);
- \$246,163 for roof demolition;
- \$21,066 to replace façade metal wall panels with cementitious panels;
- \$225,224 for permanent repairs to existing metal roof to remain;
- \$59,526 for flashing and metal edge work;
- \$101,581 for deck repairs and rough carpentry;
- \$64,200 for above roof line masonry work;
- \$137,069 for gutters and snowguards;
- and \$327,051 for associated roof replacement work.

The District proposed two deduct alternates for the following scope of work. The District may consider these deduct alternates if the construction bids come in higher than the estimated Construction Budget shown in the Total Project Budget.

- \$45,097 for removal of new flashing at rooftop unit curbs
- \$24,243 to replace the roof with 60 mil polyvinyl chloride (“PVC”) in lieu of the base scope, 80 mil polyvinyl chloride (“PVC”).

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

- \$16,868 to replace façade metal wall panels with roof membrane.

At the Lt. Clayre P. Sullivan School, the District has provided a Total Project Budget of \$2,038,497, which includes a construction cost of \$1,712,012. Construction costs include:

- \$923,847 (\$37.58/sf) for the installation of polyvinyl chloride (“PVC”) roof (\$63,372 ineligible for direct roof cost in excess of \$35/sf eligible cap);
- \$230,061 for roof demolition;
- \$38,119 to replace façade metal wall panels with cementitious panels;
- \$141,523 for permanent repairs to existing metal roof to remain;
- \$47,819 for flashing and metal edge work;
- \$76,619 for deck repairs and rough carpentry;
- \$97,759 for gutters and snowguards;
- and \$156,265 for associated roof replacement work.

The District proposed two deduct alternates for the following scope of work. The District may consider these deduct alternates if the construction bids come in higher than the estimated Construction Budget shown in the Total Project Budget.

- \$39,929 for removal of new flashing at rooftop unit curbs.
- \$22,436 to replace the roof with 60 mil polyvinyl chloride (“PVC”) in lieu of the base scope, 80 mil polyvinyl chloride (“PVC”).

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

- \$8,350 to replace façade metal wall panels with roof membrane.

At the Maurice A. Donahue School, the District has provided a Total Project Budget of \$2,798,769, which includes a construction cost of \$2,370,620. Construction costs include:

- \$1,294,663 (\$37.58/sf) for the installation of polyvinyl chloride (“PVC”) roof (\$88,808 ineligible for direct roof cost in excess of \$35/sf eligible cap);
- \$310,054 for roof demolition;
- \$60,188 to replace façade metal wall panels with cementitious panels;
- \$193,009 for permanent repairs to existing metal roof to remain;
- \$76,404 for flashing and metal edge work;
- \$113,803 for deck repairs and rough carpentry;

- \$142,859 for gutters and snowguards;
- and \$179,640 for associated roof replacement work.

The District proposed two deduct alternates for the following scope of work. The District may consider these deduct alternates if the construction bids come in higher than the estimated Construction Budget shown in the Total Project Budget.

- \$41,581 for removal of new flashing at rooftop unit curbs;
- \$30,967 to replace the roof with 60 mil polyvinyl chloride (“PVC”) in lieu of the base scope, 80 mil polyvinyl chloride (“PVC”).

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

- \$67,102 to replace façade metal wall panels with roof membrane.

Project Funding Agreement	E.N. White Elementary School	Clayre P. Sullivan School	Maurice A. Donahue School	District's Total Proposed Budget
Enrollment	429	461	423	
Total Square Feet	63,965	112,000	70,550	
Project Budget ¹	\$2,511,662	\$1,944,336	\$2,668,385	\$7,124,383
Scope Exclusions/Ineligible Costs ²	\$77,992	\$66,408	\$96,308	\$240,708
Estimated Basis of Total Facilities Grant	\$2,433,670	\$1,877,928	\$2,572,077	\$6,883,575
Reimbursement Rate	80.00%	80.00%	80.00%	80.00%
Estimated Maximum Total Facilities Grant ³	\$1,946,936	\$1,502,342	\$2,057,662	\$5,506,940
Project Contingencies ⁴	\$122,726	\$94,161	\$130,384	\$347,271
Potentially Eligible Owner's and Construction Contingencies	\$118,767	\$90,675	\$125,500	\$334,942
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures ⁵	\$95,014	\$72,540	\$100,400	\$267,954
Total Project Budget	\$2,634,388	\$2,038,497	\$2,798,769	\$7,471,654
Maximum Total Facilities Grant⁶	\$2,041,950	\$1,574,882	\$2,158,062	\$5,774,894

¹ Does not include Owner's or Construction Contingencies.

² Scope exclusions/ineligible costs include roof costs exceeding a \$35.00/sf cap.

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.

⁴Includes eligible and ineligible Owner's and Construction Contingency.

⁵The "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."

⁶Includes 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 \$5,506,940; however, the District may be eligible for up to an additional \$267,954 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 \$5,774,894 for a partial roof replacement project at the E.N. White Elementary School, a partial roof replacement project at the Lt. Clayre P. Sullivan School, and a partial roof replacement project at the Maurice A. Donahue School.