District: City of Holyoke
School Name: Holyoke High School
Kelly Elementary School
Lt. Elmer J. McMahon Elementary School
Recommended Category: Project Funding Agreement
Date: August 20, 2025

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Holyoke (the "District") for a roof replacement project at Holyoke High School, a roof replacement project at Kelly Elementary School, and a roof replacement project at Lt. Elmer J. McMahon Elementary School.

District Information	
District Name	City of Holyoke
Elementary Schools	E.N. White Elementary School (PK-5) H.B. Lawrence Elementary School (PK-5) Kelly Elementary School (PK-5) Lt. Elmer J. McMahon Elementary School (PK-5) Maurice A. Donahue Elementary School (PK-5) Morgan Full Service Community School (PK-5)
Middle Schools	Holyoke STEM Academy (6-8) Joseph Metcalf School (6-8) Lt. Clayre Sullivan Elementary School (6-8)
High School	Holyoke High School (9-12)

School Information			
School Name	Holyoke High School	Kelly Elementary School	Lt. Elmer J. McMahon Elementary School
Type of School	High School	Elementary School	Elementary School
Grades Served	9-12	PK-5	PK-5
Year Opened	1964	1972	1961
Existing Square Footage	200,000	86,302	35,201
Additions	N/A	N/A	1969 – 15,000 sq ft addition
Building Issues	Roof	Roof	Roof
2024-2025 Enrollment	1,569	464 (including PK)	317 (including PK)

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 30, 2024
Project Funding Agreement Authorization	On August 27, 2025 Board agenda
Reimbursement Rate	80.00%

Consultants	
Owner's Project Manager (the "OPM")	PCA 360
Designer	Mount Vernon Group Architects, Inc.

Discussion

The Owner's Project Manager ("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, Mount Vernon Group Architects, Inc., recommends a roof replacement project at Holyoke High School, a roof replacement project at Kelly Elementary School, and a roof replacement project at Lt. Elmer J. McMahon Elementary School. The Designer has confirmed that the proposed roof replacements will comply with the MSBA's sustainability requirements.

MSBA staff reviewed the existing conditions analyses provided by the District's consultants, as well as the District's proposed schedules. MSBA staff also discussed the proposed scopes and budgets with the District and its consultants.

At Holyoke High School, the District has provided a Total Project Budget of $12,945,696, which includes a construction cost of $10,346,973. Construction costs include the following components:

- $10,249,176 for an 80-millimeter adhered PVC membrane roof.
- $97,797 for existing masonry and metal work above the roof line.

At Kelly Elementary School, the District has provided a Total Project Budget of $8,691,405, which includes a construction cost of $6,909,015. Construction costs include the following components:

- $4,677,245 for an 80-millimeter adhered PVC membrane roof.
- $2,231,770 for accessibility upgrades.

At Lt. Elmer J. McMahon Elementary School, the District has provided a Total Project Budget of $4,498,498, which includes a construction cost of $3,565,388. Construction costs include the following components:

- $2,719,628 for an 80-millimeter adhered PVC membrane roof.
- $845,760 for accessibility upgrades.

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

Project Funding Agreement	Holyoke High School	Kelly Elementary School	Lt. Elmer J. McMahon Elementary School
Enrollment	1,569	464 (including PK)	317 (including PK)
Total Square Feet	167,025	70,411	51,325
Project Budget[1]	$11,768,815	$7,901,277	$4,089,543
Scope Exclusions/Ineligible Costs[2]	$0	$0	$0
Estimated Basis of Total Facilities Grant	$11,768,815	$7,901,277	$4,089,543
Reimbursement Rate	80.00%	80.00%	80.00%
Estimated Maximum Total Facilities Grant[3]	$9,415,052	$6,321,022	$3,271,634
Project Contingencies[4]	$1,176,881	$790,128	$408,955
Potentially eligible owner's and construction contingencies	$569,084	$379,996	$196,096
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$455,267	$303,997	$156,877
Total Project Budget	$12,945,696	$8,691,405	$4,498,498
Maximum Total Facilities Grant[6]	$9,870,319	$6,625,019	$3,428,511

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

[2] Projects have no scope exclusions/ineligible costs.

[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.