District: City of Chicopee
School Name: Anna E. Barry Elementary School
Recommended Category: Project Scope and Budget
Date: August 19, 2026

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the City of Chicopee (the "District"), to replace the existing Anna E. Barry Elementary School with a new facility, serving students in Kindergarten through grade 5, plus Pre-kindergarten, on an alternative site adjacent to the Szetela Early Childhood Center.

The District's proposed project is subject to the review of the Massachusetts Environmental Policy Act Office ("MEPA Review"). Therefore, the MSBA Board's authorization to enter into a Project Funding Agreement will be conditioned upon the District fulfilling the applicable requirements associated with the MEPA Review.

Additionally, the District acquired a portion of the land on the proposed project site through an eminent domain taking. Therefore, the MSBA Board's authorization to enter into a Project Funding Agreement, will be conditioned upon the District meeting the MSBA requirements for full ownership, control, and exclusive use of the proposed project site. The MSBA considers said condition to be satisfied once the order of eminent domain taking is recorded.1 The MSBA will verify with the District that all site requirements, including full ownership, control, and exclusive use of the proposed project site have been met prior to executing a Project Funding Agreement.

District Information	
District Name	City of Chicopee
Elementary Schools	Szetela Early Childhood Center (PK) Anna E. Barry Elementary School (K-5) Belcher Elementary School (PK-2) Bowe Elementary School (K-5) Bowie Elementary School (PK-5) Fairview Elementary School (PK-5) Gen John J. Stefanik Elementary School (K-5) Lambert-Lavoie Elementary School (K-5) Litwin Elementary School (K-5) Streiber Memorial School-ES (K-5)
Middle Schools	Bellamy Middle School (6-8) Dupont Middle School (6-8)

[1] M.G.L. Chapter 79, Section 3 states that "Upon the recording of an order of taking, title to the fee of the property taken or to such other interest therein as has been designated in such order shall vest in the body politic or corporate on behalf of which the taking was made; and the right to damages for such taking shall thereupon vest in the persons entitled thereto unless otherwise provided by law." The MSBA recognizes that the original property owner from which the property interest is being taken has three years to challenge the taking and the amount paid for the property interest. In certain limited circumstances, the original property owner could have additional time to challenge the validity of the taking.

District Information	
High Schools	Chicopee Academy (6-12) Chicopee Comprehensive High School (9-12) Chicopee High School (9-12)
Priority School Name	Anna E. Barry Elementary School
Type of School	Elementary School
Grades Served	K-5
Year Opened	1963
Existing Square Footage	55,144
Additions	N/A
Acreage of Site	14 acres
Building Issues	The District identified deficiencies in the following areas: – Mechanical systems – Electrical systems – Plumbing systems – Building envelope – Accessibility In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.
Original Design Capacity	400 students
2025-2026 Enrollment	331 students
Agreed Upon Enrollment	340 students
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 340 students serving grades K-5, for a project that will serve grades PK-5.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 21, 2022
Invitation to Feasibility Study	February 28, 2024
Preferred Schematic Authorization	February 25, 2026
Project Scope & Budget Authorization	On August 26, 2026 Board agenda
Reimbursement Rate Before Incentives	80.00%
Incentive Points	1.52 – Maintenance 3.00 – Energy Efficiency – "Green Schools" [1] 1.00 – Indoor Air Quality – "Green Schools" [1]
Total Reimbursement Rate[1,2]	80.00%,

[1]The MSBA has provisionally included three (3) incentive points for energy efficiency, and one (1) incentive point for indoor air quality, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements of the Green Schools Program, the District will not qualify for some or all of these incentive points, and the MSBA will adjust the reimbursement rate accordingly.

[2]By statute, 80.00% is the District's maximum reimbursement rate. Here, the District's base reimbursement rate is 80.00% before applying any incentive points. Therefore, no additional points will be awarded beyond the maximum reimbursement rate of 80.00%.

Consultants	
Owner's Project Manager (the "OPM")	Colliers Project Leaders NE, LLC
Designer	Caolo & Bieniek Associated Inc.

Discussion

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss scope and budget. The District has provided a Total Project Budget of $106,703,811, which includes an estimated construction cost of $85,328,200 ($900/sq. ft.). The Estimated Basis of Total Facilities Grant would be $70,812,627, which excludes the following: legal fees; OPM and Designer fees associated with excluded scope; OPM and Designer fees beyond MSBA funding limits; costs associated with permitting; costs associated with administrative costs relating to off-site work; costs associated with site acquisition; costs associated with recording fees; costs associated with the removal of a fuel storage tank; costs associated with off-site work; construction costs for building and site work beyond MSBA funding limits, which includes scope associated with ineligible building area; costs associated with testing for off-site improvement work; and costs associated with mailing and moving. The Total Project Budget also excludes costs associated with the commissioning of ineligible building area as well as owner's and construction contingency costs.

Project Scope and Budget Agreement	
Enrollment: 340 students, plus PK Proposed Total Square Feet: 94,830	District's Proposed Project Budget
Project Budget[1]	$100,730,837
Scope Exclusions/Ineligible Costs	-$29,918,210
Third Party Funding	-$0
Estimated Basis of Total Facilities Grant	$70,812,627
Reimbursement Rate	80.00%
Estimated Maximum Total Facilities Grant before Cost Recovery[2]	$56,650,102
Commissioning Costs Associated with Ineligible Building Area	-$9,759
Cost Recovery Associated with Prior Projects	-$0
Estimated Maximum Total Facilities Grant[2]	$56,640,343
Owner's and Construction Contingencies	$5,972,974
Ineligible Owner's and Construction Contingencies	-$4,693,051
Potentially Eligible Owner's and Construction Contingencies	$1,279,923
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures	$1,023,938
Total Project Budget	$106,703,811
Maximum Total Facilities Grant[3,4]	$57,664,281

[1] *Does not include Owner's or Construction Contingencies.*
[2] *Does not include any grant funds for potentially eligible Owner's or Construction Contingency Expenditures; subject to MSBA review and audit.*
[3] *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.*

[4]*Maximum Total Facilities Grant will be allocated in part to the current Grant Cap, and in part to future available Grant Cap space.*

MSBA staff recommends an Estimated Maximum Total Facilities Grant of $56,640,343; however, the District may be eligible for up to an additional $1,023,938 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 Maximum Total Facilities Grant of $57,664,281 for the Project Scope and Budget Agreement and Project Funding Agreement to replace the existing Anna E. Barry Elementary School and construct a new facility serving students in Kindergarten through grade 5, plus Pre-Kindergarten, on an alternative site adjacent to the Szetela Early Childhood Center. The MSBA Board's authorization to enter into a Project Funding Agreement will be conditioned upon the District fulfilling: (1) the applicable requirements associated with the MEPA Review and (2) meeting the MSBA requirements for full ownership, control, and exclusive use of the proposed project site.