

District: Northern Berkshire Regional Vocational Technical School District

School Name: Charles McCann Vocational Technical High 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 Northern Berkshire Regional Vocational Technical School District (the “District”) for a roof and window/door replacement project at the Charles McCann Technical School.

District Information	
District Name	Northern Berkshire Regional Vocational Technical School District
Elementary Schools	N/A
Middle School	N/A
High School	Charles McCann Vocational Technical High School (9-12)
Priority School Name	Charles McCann Vocational Technical High School
Type of School	High School
Grades Served	9-12
Year Opened	1962
Existing Square Footage	109,912
Additions	1969 – 33,565 sq ft addition of seven classrooms, a business technology vocational shop area, a library, and a new vocational automotive shop. 1974 – 5,100 sq ft addition of a conference style cosmetology classroom, a computer laboratory, a culinary classroom, and a girls locker room for the gymnasium.
Building Issues	Roof/Windows/Doors
2024 – 2025 Enrollment	514

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	64.00%

Consultants	
Owner’s Project Manager (the “OPM”)	LiRo Program and Construction Management, PE, P.C.
Designer	Gale Associates, Inc.

Discussion

The Owner's Project Manager ("OPM") and Designer conducted a feasibility analysis of the facility and developed a Schematic Design, including a proposed scope of work, schedule, and estimated budget. The District's Designer, Gale Associates, Inc., recommends replacement of the roof, windows, and doors at the Charles McCann Vocational Technical School. The Designer has confirmed that the proposed roof, window, and door replacement(s) will comply with the MSBA's sustainability requirements.

MSBA staff reviewed the existing conditions analysis provided by the District's consultants as well as the proposed schedule. MSBA staff also discussed the proposed scope and budget with the District and its consultants. The District has provided a Total Project Budget of \$16,779,269, which includes a construction cost of \$14,439,779.

Construction costs include the following components:

- \$8,121,253 for installation of 80-millimeter PVC membrane roofing.
- \$5,129,711 for the installation of aluminum windows and exterior doors and all associated work.
 - \$23,195 for replacing AC window units is ineligible, \$217,195 for replacing roller shades is ineligible, and \$795,272 for replacing windows less than 30 years old is ineligible.
- \$337,943 for accessibility upgrades.
- \$850,872 for associated roof, window, and door scope, including demolition, hazardous material abatement, masonry repairs, and painting and patching.

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

Project Funding Agreement	
Enrollment: 514	District's Proposed Project Budget
Total Square Feet: 109,912	
Project Budget ¹	\$15,979,269
Scope Exclusions/Ineligible Costs ²	\$1,338,662
Estimated Basis of Total Facilities Grant	\$14,640,607
Reimbursement Rate	64.00%
Estimated Maximum Total Facilities Grant ³	\$9,369,988
Project Contingencies ⁴	\$800,000
Potentially Eligible Owner's and Construction Contingencies	\$737,227
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures ⁵	\$471,825
Total Project Budget	\$16,779,269
Maximum Total Facilities Grant ⁶	\$9,841,813

¹ Does not include Owner's or Construction Contingencies.

² *Scope exclusions/ineligible costs include ineligible costs associated with windows less than the qualifying window age, window air conditioners, and shade replacement as well as \$300,000 appropriated for District-performed ADA upgrades.*

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.*