

# Carver Elementary School



Carver School Building Committee Meeting  
January 12<sup>th</sup>, 2015

# YOUR PMA TEAM:



**CHRISTOPHER CARROLL**  
*PROJECT DIRECTOR*

- Town Interface / Contract / Negotiations
- Client Relations



**CHAD CRITTENDEN**  
*OWNER'S PROJECT MANAGER*

- Primary Contact for Building Committee
- CM at Risk GMP Negotiation
- Contract Administration
- Value Engineering / Risk Management
- Master Budget / Schedule / Cashflow
- Change / Contingency Management
- Reporting / Auditing / Invoicing
- Issue Resolution / Team Building
- Construction Oversight
- FF&E / IT Procurement Oversight
- Project Closeout / Audit



**MARK SHOM**  
*CONSTRUCTION MANAGER*  
*Traditional "Clerk of the Works"*

- Daily Oversight
- Field Reporting
- Quality Compliance
- T&M Monitoring
- Pay Req Reviews
- Field Issues Resolution
- 3rd Party Testing Coordination

**WALTER HARTLEY**  
*ASSISTANT OPM*

- Change Management
- Risk Forecasting
- Allowance / Hold Tracking
- Requisition Reviews
- Owner Sub Oversight
- Monthly Reporting
- RFI / Submittal Tracking
- Drawing Updates
- Issues / Action Logs
- File System Management

**A.M. Fogarty**  
**Peter Timothy, BSc QS,**  
*COST ESTIMATOR*

## SUBCONTRACTORS

- 3<sup>rd</sup> Party Testing Agencies
- Construction Documentation
- Estimating & Design Reviews
- Others as Requested by Owner

# Design Team

**HMFH Architects, Inc.**  
Principal-In-Charge  
Educational Programming  
Library/Media Consultant  
**Laura Wernick**, FAIA, REFP, LEED AP  
Reg. #6008

**Project Manager**  
**Matt LaRue**, AIA, LEED Green Associate  
Reg. #20199  
**HMFH Architects, Inc.**

**School Security Architect**  
**Tina Stanislaski**, AIA, LEED AP  
Reg. #10318  
**HMFH Architects, Inc.**

**Sustainability / Green Design /  
Renewable Energy**  
**Chin Lin**, AIA, LEED AP  
Reg. #10667  
**HMFH Architects, Inc.**

**Project Architect**  
**Devin Canton**, AIA  
Reg. #50281  
**HMFH Architects, Inc.**





# Child-Centric Places for Learning

- Warm, inviting and safe
- Developmentally appropriate
- Sensory-rich, engaging
- Individualized
- Learning happens everywhere
- Collaborative
- Hands-on, project-based





Warm, Safe, Inviting





Age-Appropriate





Sensory-Rich





Learning Happens Everywhere





Individualized

Collaborative







Hands-on, Project-based



# Welcoming & Inviting Community







## Neighborhood Context

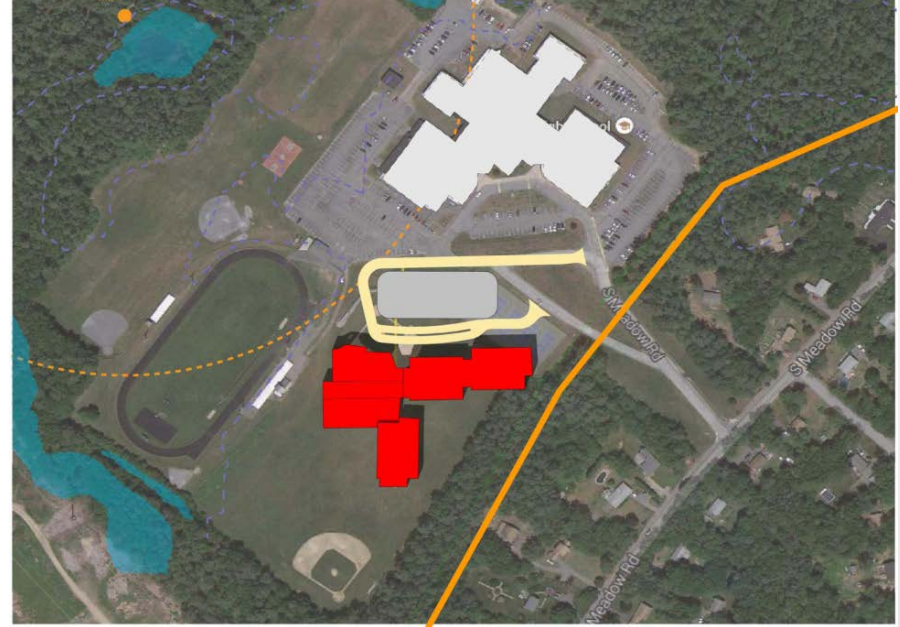
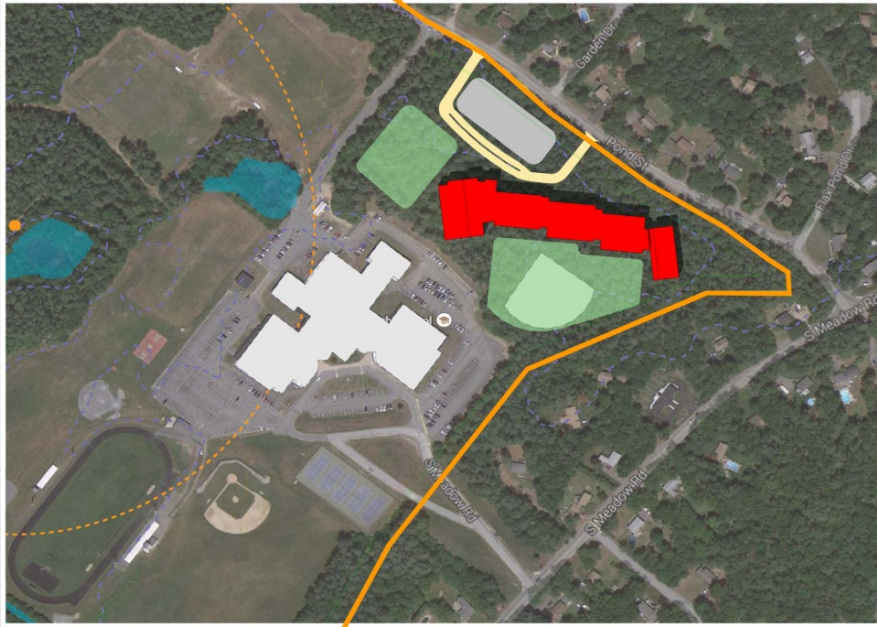


# Educational Plan

- Plan Review – By Superintendent
- Status Update – By Superintendent



# New Construction on CMHS Site



# New Construction CMHS Site

## Advantages

- Sell or repurpose existing building/site
- New septic at site could service both schools
- Swing space not required
- Unsightly sheer/seismic upgrades not an issue
- Lower cost/schedule risk vs. renovation
- No complex phasing results in shorter duration and lower general condition costs

## Challenges

- Full cost of site work, exceeds MSBA 8% reimbursable site cap
- Will not preserve nostalgia of existing facade
- Loss of potential MSBA reimbursement points
- Adjacent to MS/HS – Parent Concerns?
- Increased Traffic @ MS/HS





# New Construction Existing Site



# New Construction Existing Site

## Advantages

- Utilize existing septic system
- Utilize existing wells onsite
- Utilize existing irrigation
- Unsightly sheer/seismic upgrades not an issue
- Lower cost/schedule risk vs. renovation
- Swing space not required

## Challenges

- Will not preserve nostalgia of existing façade
- No opportunity to sell or repurpose existing building
- Demolition and abatement costs
- Loss of potential MSBA reimbursement points



# Addition/Renovation Existing Site



# Addition/Renovation Existing Site

## Advantages

- Utilize existing septic system
- Utilize existing wells onsite
- Utilize existing irrigation
- Renovated space is slightly less expensive than new construction
- Preserves nostalgia of the existing façade
- Additional MSBA reimbursement points available

## Challenges

- Swing space is not reimbursable
- Limitations of existing structure (i.e. natural light)
- Costs to bring into compliance with current building code
- Added risk associated with renovation (unforeseen conditions)
- Possible complex phasing resulting in longer construction in higher GC's/GR's
- Selective demolition and abatement in an occupied building



# Potential Reimbursement

Carver Elementary	
MSBA Reimbursement Rate Calculation	
Base Points	31.00
Income Factor	7.58
Property Wealth Factor	17.68
Poverty Factor	-
Subtotal: Reimbursement Rate Before Incentives	56.26
Incentive Points	
Maintenance (0-2)	-
CM @ Risk (0-1)	-
Newly Formed Regional District (0-6)	-
Major Reconstruction or Reno/Reuse (0-5)	-
Overlay Zoning 40R & 40S (0-1)	-
Overlay Zoning 100 units or 50% of units for 1, 2 or 3 family structures (0-0.5)	-
Energy Efficiency - "Green Schools" (0 or 2)	-
Model Schools (5)	-
Total Incentive Points	-
MSBA Reimbursement Rate	56.26

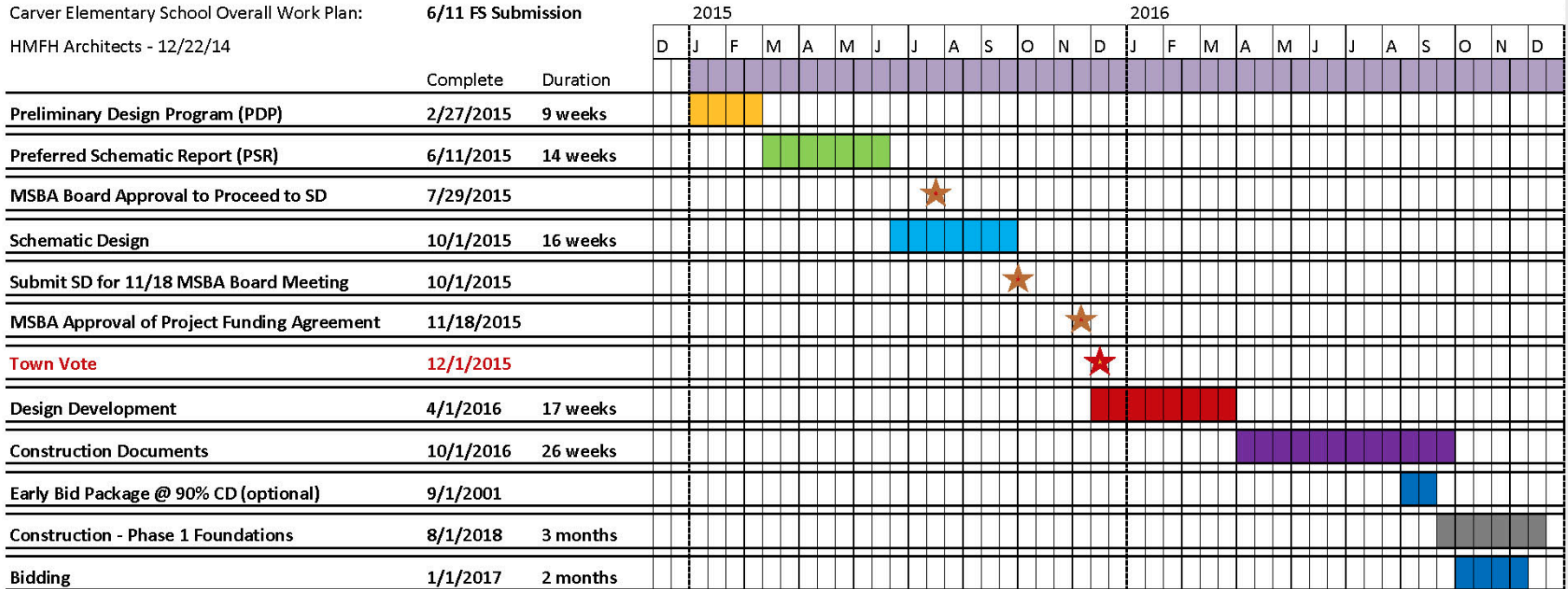
# HMFH Work Plan

## SCHEDULE 1

Carver Elementary School Overall Work Plan:

6/11 FS Submission

HMFH Architects - 12/22/14





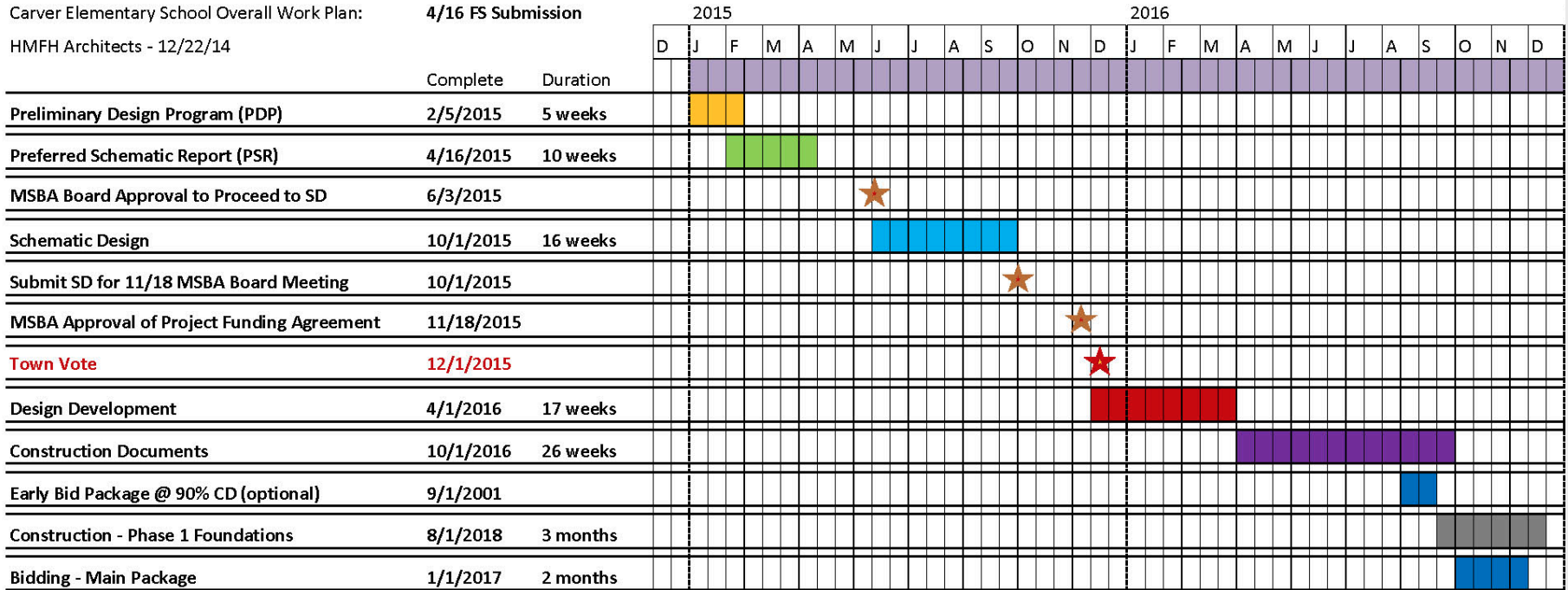
# HMFH Work Plan

## SCHEDULE 2

Carver Elementary School Overall Work Plan:

4/16 FS Submission

HMFH Architects - 12/22/14



# Next Steps

### SCHEDULE 3

Carver Elementary School FS Phase Work Plan: **6/11 Submission**

HMFH Architects 12/22/14

Complete	Duration
1	1
2	2
3	3
4	4
5	5
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## SBC Meetings

## Regulatory Agency Meetings

Preliminary Design Program (PDP)		2/27/15	9 weeks
<b>Educational Program</b>			
Finalize Ed Program			
<b>Revise Space Summary</b>			
<b>SBC Approve Ed Program &amp; Space Summary</b>			
<b>Green Goals</b>			
<b>Evaluation of Existing Conditions</b>			
<b>Site Development Requirements</b> <b>Review</b>			
Review Zoning			
Site Program Development			
Geo - Environmental Analysis			
Wetlands/Conservation Requirements			
Orientation/Parking/Traffic Analysis			
<b>Preliminary Evaluation of Alternatives</b>			
Review/Update Potential Alternatives			
Identify Preliminary Sites Locations			
<b>SBC Approve Site Selections &amp; Alternatives</b>			
Analysis of Sites for Feasibility			
Preliminary Plan and Site Diagrams			
<b>SBC Approve Planning Diagrams</b>			
Cost Evaluation of Alternatives			
<b>Compile PDP Report</b>			
<b>SBC Approve PDP Submission</b>			
<b>MSBA Review Period</b>			



# Next Steps

## SCHEDULE 4

Carver Elementary School FS Phase Work Plan: **4/16 Submission**

HMFH Architects 12/22/14

		2015											
		Dec	Jan				Feb						
	Complete	Duration											
<b>Preliminary Design Program (PDP)</b>	2/5/15	5 weeks											
<b>Educational Program</b>													
Finalize Ed Program													
<b>Revise Space Summary</b>													
<b>SBC Approve Ed Program &amp; Space Summary</b>													
<b>Green Goals</b>													
<b>Evaluation of Existing Conditions</b>													
<b>Site Development Requirements Review</b>													
Review Zoning													
Site Program Development													
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Cost Evaluation of Alternatives													
<b>Compile PDP Report</b>													
<b>SBC Approve Cost &amp; PDP Submission</b>													
<b>MSBA Review Period</b>													

# Discussion / Questions?

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