

Carver Elementary School



Carver School Building Committee Meeting
February 24th, 2015

MSBA - Kickoff Meeting

- Held on 2/18/15 at Town Hall
- Reviewed submissions and Next Steps for Town
 - Feasibility Phase Requirements
 - Schematic Phase Requirements
 - Project Schedule – Key Dates
 - MSBA Overview of Reimbursement and Points
 - MSBA ProPay Update
- Bi-Weekly Phone Calls for Information Updates

MSBA - KEY DATES

- 2/24/15 – SBC Meeting
- 3/2/15 – SBC Meeting - SBC Selection of Preferred Schematic Option
- 3/25/15 – SBC Approve Preferred Option
- 4/1/15 – Preferred Option Estimate to MSBA
- 4/13/15 – SBC Approve Preferred Schematic Report for Submission to MSBA
- ~~4/29/15 or 5/13/15 Facilities Assessment Subcommittee~~
- 6/3/15 – MSBA Board Approval to Proceed into Schematic Design
- 9/28/15 – Schematic Design Submittal to MSBA
- 11/18/15 – MSBA Board Approval of Schematic Design
- 12/2/15 – Carver Town Meeting/Vote on Project Funding

MSBA (Continued)

The last step in the reimbursement rate calculation process is for the MSBA, in its sole discretion, to review if a district is eligible for Incentive Points. Statute dictates that no district shall be eligible for more than 18 Incentive Points in total, and that no one category of Incentive Points can be more than 6 points. Current categories of Incentive Points are:

- Model School Program (up to 5 points)
- ~~Newly Formed Regional School District (up to 6 points)~~
- High Efficiency Green School Program (up to 2 points)
- Best Practices for Routine and Capital Maintenance (up to 2 points)
- ~~Overlay Zoning (MGL 40R or 40S) (up to 2 points)~~
- Use of CM-at-Risk (up to 1 point)
- Renovation/Re-use of Existing Facilities (up to 5 points)
- Establishing a Maintenance Trust (up to 1 point with district match)

The sum of the Base Rate, plus additional points, if any, from the three socioeconomic factors, plus Incentive Points, if any, results in the MSBA's reimbursement rate for a project. Base Rate (31 points)

- + Community Income Factor (*if any*)
- + Community Property Wealth Factor (*if any*)
- + Community Poverty Factor (*if any*)
- + Incentive Points (*if any, in the sole discretion of MSBA*)
- = MSBA Reimbursement Rate

Design Program Update

- PDP Submitted and Under Review with MSBA
- Existing Well Restrictions (New Information)
- Authorization to Enter into Agreement with Bennett Environmental for Public Water System (PWS) work relative to Mass DEP



Review of Site Options



Option 1 – A/R ES Site



Option 3 – N.C. HS Fields Site



Option 2 – N.C. ES Site



Option 4 – N.C. Woods HS Site

Preliminary Site/Build Options Cost Variables

DRAFT/PRELIMINARY - ESTIMATED "CONSTRUCTION COSTS" AND "SOFT COSTS" - DRAFT/PRELIMINARY

2/24/2015

Carver Elementary School Project

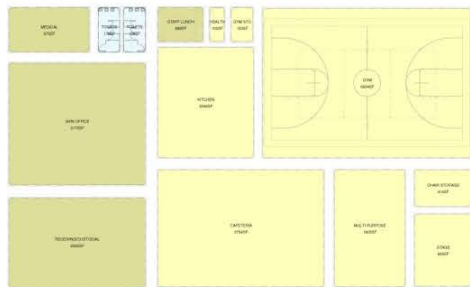
	Option 1	Option 2	Option 3	Option 4
HIGH ORDER MAGNITUDE ESTIMATE OF CONCEPTS (HMFH/PM&C - BASED ON SQFT COSTING)	Add/Reno Existing ES Site Option	New Construction Existing ES Site Option	New Construction HS Field Site Option	New Construction HS Woods Option
		(Baseline - Lowest Cost)		
New Elementary School (PreK-5)		\$29,349,000	\$29,349,000	\$29,349,000
New Elementary School Addition	\$21,870,000	-	-	-
Clear Site and Replicate MHS Fields/Courts	-	-	\$400,000	\$200,000
Remove Hazardous Materials Carver	\$207,684	\$207,684	-	-
Remove Hazardous Materials Washburn	\$386,352	\$386,352	-	-
Re-excavate 6ft unsuitables and add Structural fill	-	-	\$622,222	\$622,222
New Wastewater Treatment Plant (ES @ MS/HS Only Premium Cost of New Title V Septic only)	-	-	\$1,500,000	\$1,500,000
Demolish Carver Building (34,614 sqft)	-	\$276,912	-	-
Demolish Washburn Building (64,392 sqft)	\$515,136	\$515,136	-	-
Cost Reno to Carver Building (34,614 sqft) ((34% RENO OF EXISTING = +1.75PTS))	\$8,653,500	-	-	-
Insurance (18% of Building Cost)	\$5,494,230	\$5,282,820	-	-
Insurance (20% of Building Cost)	-	-	\$5,869,800	\$5,869,800
Sub-Total	\$37,126,902	\$36,017,904	\$37,741,022	\$37,541,022
Contingency (2%) (*7% on RENO/ADD) (Assumes CM@ Risk/Chapt. 149A Delivery)	\$2,598,883	\$720,358	\$754,820	\$746,820
Escalation (Construction Start 11/16) (5.5%)	\$2,041,980	\$1,980,985	\$2,075,756	\$2,053,756
Sub-Total Incl. Contin/Escal	\$41,767,765	\$38,719,247	\$40,571,598	\$40,341,598
General Conditions (6%)	\$2,227,614	\$2,161,074	\$2,264,461	\$2,240,461
General Requirements (2%)	\$742,538	\$720,358	\$754,820	\$746,820
Sub-Total	\$44,737,917	\$41,600,679	\$43,590,879	\$43,328,879
Design (0.8%)	\$297,015	\$288,143	\$301,928	\$298,728
Insurance (1.2%)	\$445,523	\$432,215	\$452,892	\$448,092
Permit	-	-	-	-
Sub-Total	\$45,480,455	\$42,321,037	\$44,345,699	\$44,075,699
Overhead and Fee (2%)	\$872,482	\$846,421	\$886,914	\$877,514
Escalating Contingency (5%)	\$1,856,345	-	-	-
Total Construction Cost (HMFH/PM&C Estimate)	\$48,209,282	\$43,167,458	\$45,232,613	\$44,953,213
ESTIMATE MODIFIER - INCLUSION OF PRE-K SQUARE FOOTAGE				
Addition/Reno w/ Pre-K Add - 115,614 GSF >> 118,051 GSF = +2437 GSF = +2.11%	\$49,226,498			
New Construction w/ Pre-K Add - 108,700 GSF >> 112,350 GSF = +3560 GSF = + 3.36%		\$44,617,885	\$46,752,429	\$46,463,641
CONSTRUCTION COST PREMIUM OVER "BASELINE"	10.33%	--BASELINE--	4.78%	4.14%

<div> <div>** DRAFT/PRELIMINARY - ESTIMATED "CONSTRUCTION COSTS" AND "SOFT COSTS" - DRAFT/PRELIMINARY</div> </div>				
PROJECT SOFT COSTS (ROUGH ORDER MAGNITUDE PROJECT BY PMA)	\$10,125,872	\$9,365,451	\$9,717,651	\$9,670,001
Design & Engineering & Supplemental Costs (Est. 11%)	\$5,414,915	\$4,907,967	\$5,142,767	\$5,111,001
OPM Costs (Est 3.5%)	\$1,722,927	\$1,561,626	\$1,636,335	\$1,626,227
Owner Subconsultants & Testing Costs (Est 2%)	\$984,530	\$892,358	\$935,049	\$929,273
Utilities Allowance (Est)	\$100,000	\$100,000	\$100,000	\$100,000
Movers Allowance (Est)	\$100,000	\$100,000	\$100,000	\$100,000
FF&E (MSBA Allowance @ \$1200/Student X 750)	\$900,000	\$900,000	\$900,000	\$900,000
Technology/AV (MSBA Allowance @ \$1200/Student X 750)	\$900,000	\$900,000	\$900,000	\$900,000
LEED/MACHPS Fee Allowance (Est)	\$3,500	\$3,500	\$3,500	\$3,500
Total Project Cost	\$59,352,370	\$53,983,336	\$56,470,080	\$56,133,642
Owner Construction Contingency (Est. 7%)	\$3,445,855	\$3,123,252	\$3,272,670	\$3,252,455
Owner Soft Cost Contingency (Est. 3.5%)	\$354,406	\$327,791	\$340,118	\$338,450
Total Project Budget	\$63,152,631	\$57,434,378	\$60,082,867	\$59,724,547
Total Project Budget Cost Premium to Baseline	9.96%	--BASELINE--	4.61%	3.99%
ROUGH ORDER MAGNITUDE				
POTENTIAL ELIGIBLE COSTS (PRORATED FOR INELIGIBLE SITE & OTHER COSTS)	\$54,628,148	\$49,250,503	\$48,883,402	\$48,565,647
POTENTIAL REIMBURSEMENT FROM MSBA @ Base Rate of 56.26% of ELIGIBLE COSTS (58% on Reno)	\$31,684,326	\$27,708,333	\$27,501,802	\$27,323,033
POTENTIAL TOWN SHARE OF TOTAL PROJECT BUDGET	\$31,468,305	\$29,726,045	\$32,581,065	\$32,401,513

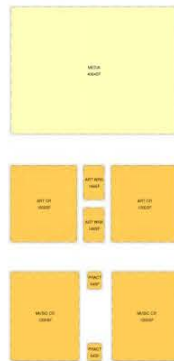
Design Objectives

- Fulfill Educational Program
- Minimize Construction Costs
- Achieve Optimal Solar and Wind Orientation
- Provide Separation of Public/Academic Areas
- Mitigate Perceived Building Size
- Maximize Athletic Fields
- Final Building Shape Should Look Intentional

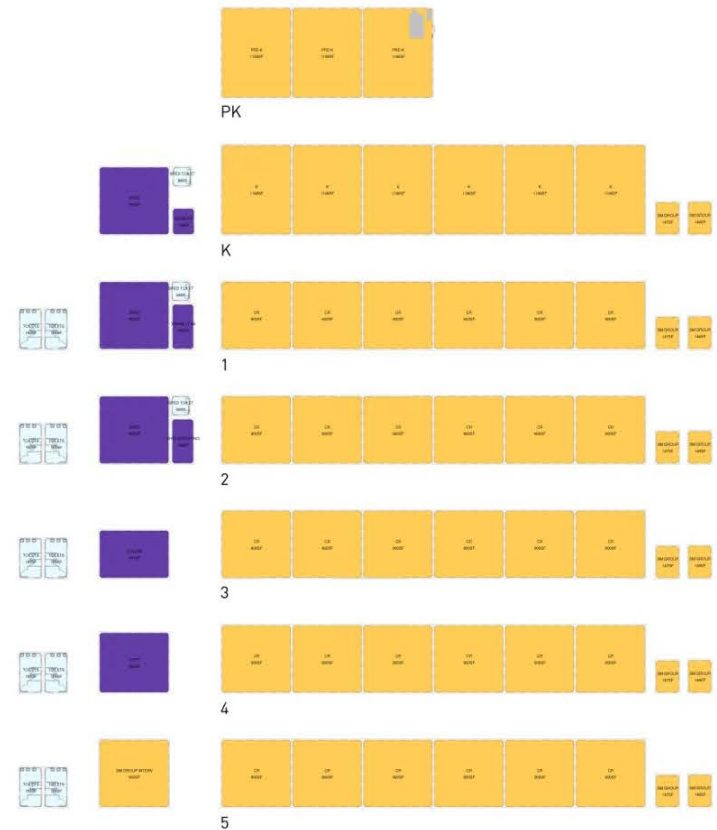
Program Block Diagram



CORE

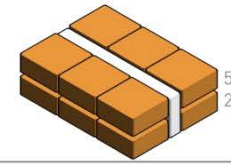
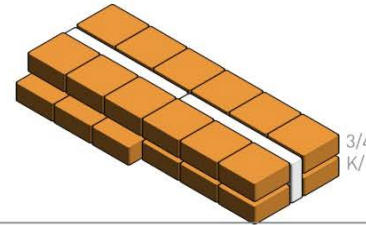


SPECIALS

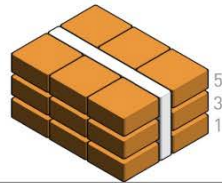
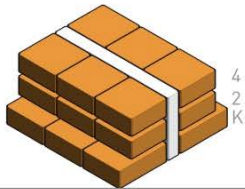


ACADEMIC

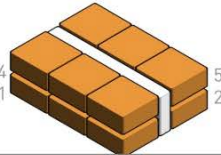
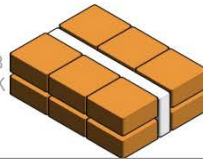
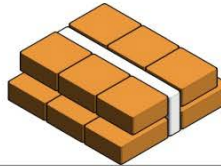
Classroom Grouping Options



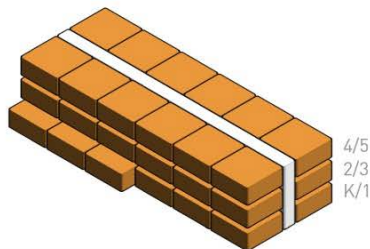
Unequal Wings



Equal Wings

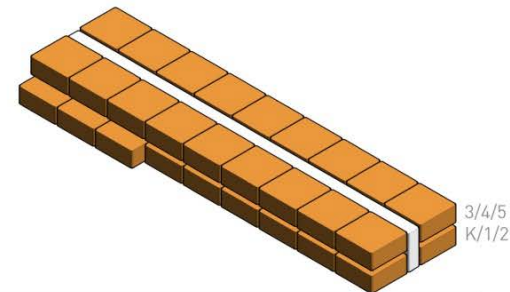


Equal Wings



Single Wing

3 STORY OPTIONS



Single Wing

2 STORY OPTIONS

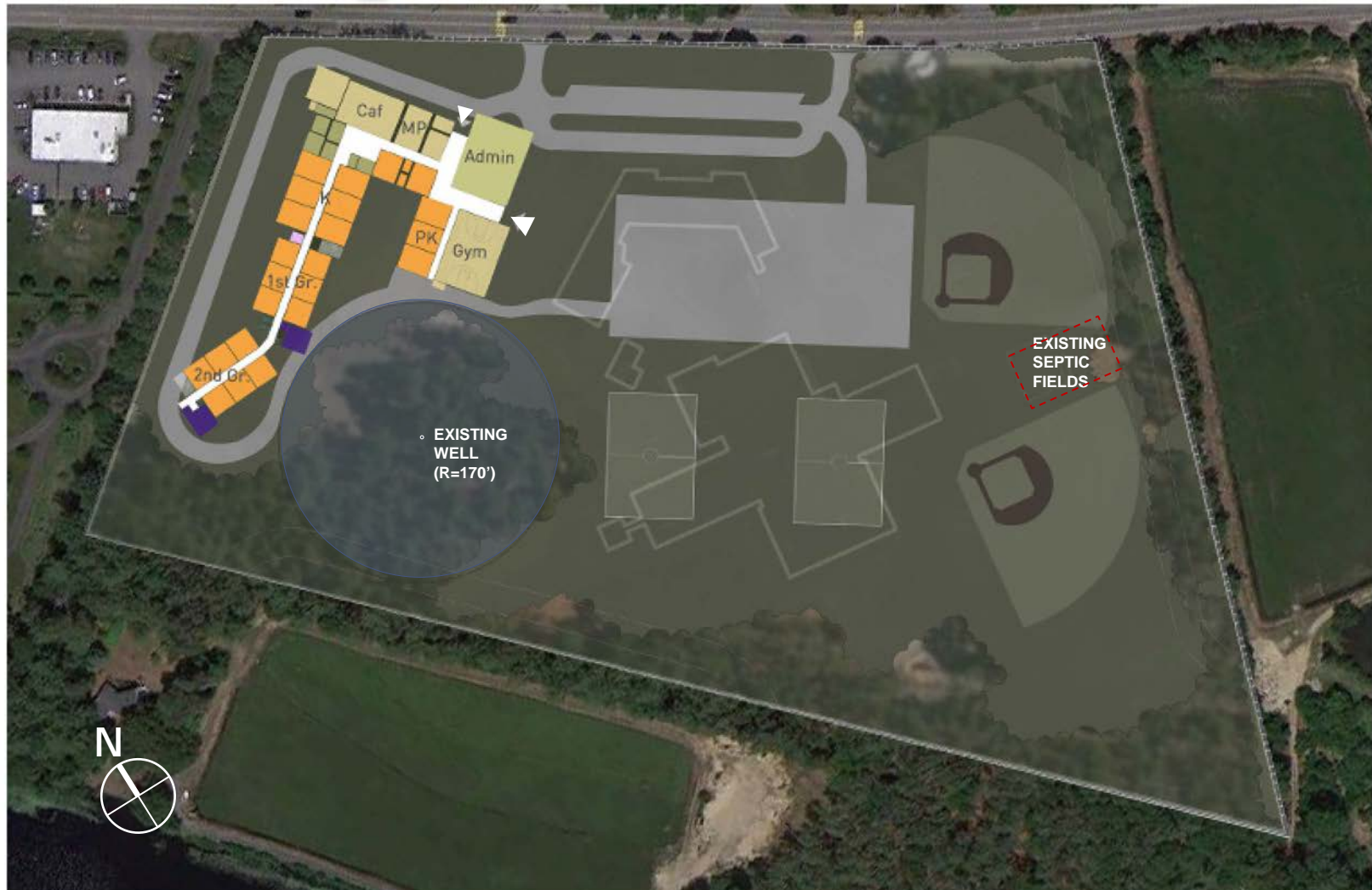
Preliminary Building/Site Option A – Add/Reno



Preliminary Building/Site Option A – Add/Reno



Preliminary Building/Site Option B – N.C.



Preliminary Building/Site Option B – N.C.



Preliminary Building/Site Option C – N.C.



Preliminary Building/Site Option C – N.C.



Preliminary Building/Site Option D – N.C.



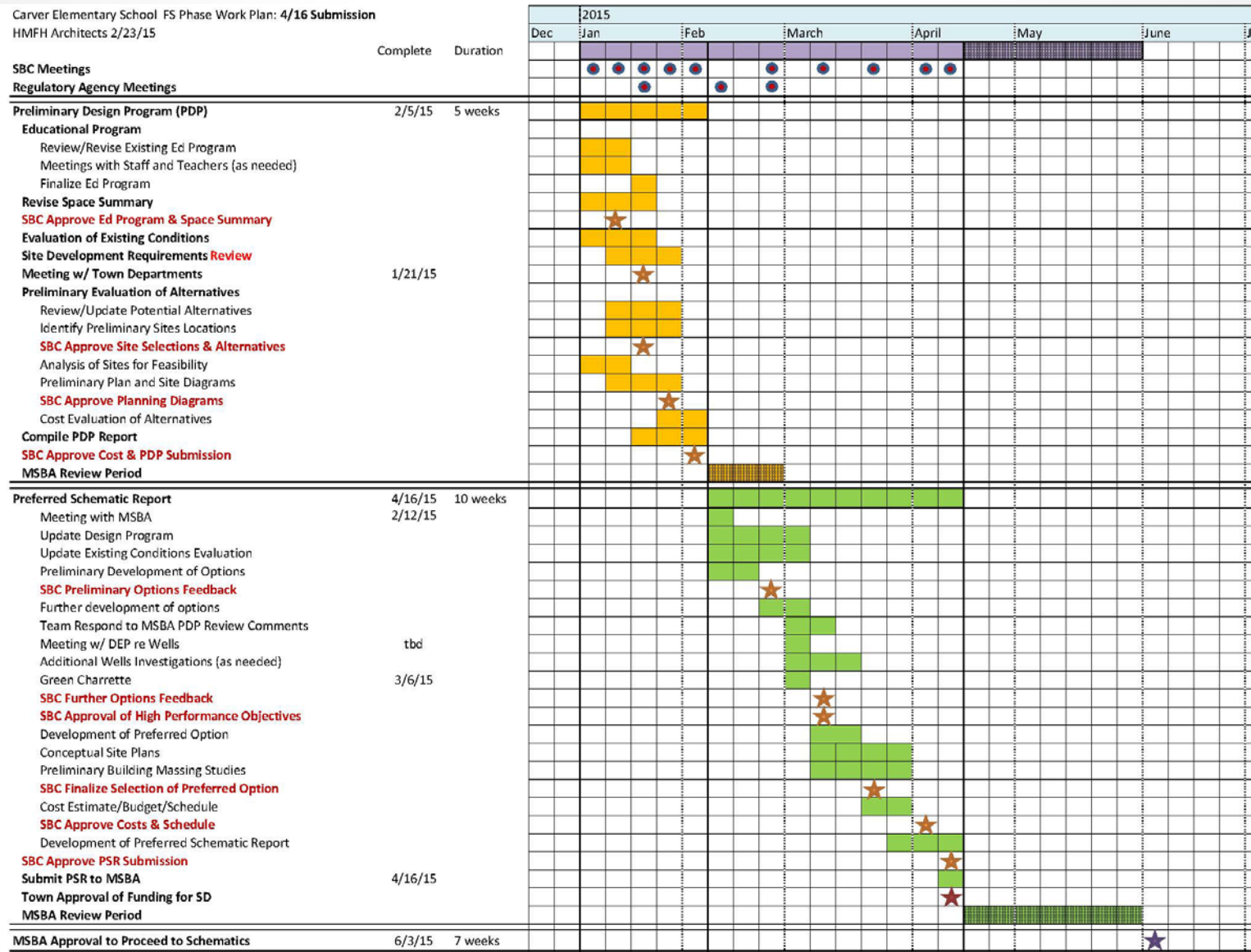
Preliminary Building/Site Option D – N.C.



SBC Feedback on Preliminary Elementary School Site Alternatives

Workplan Update

Carver Elementary School FS Phase Work Plan: 4/16 Submission
HMFH Architects 2/23/15



Detailed Schedule

Carver Elementary School Master Schedule			Carver Elementary Master Schedule		03-Feb-15 16:43
Activity ID	Activity Name	Original Duration	Start	Finish	
Carver Elementary School Master Schedule			1024	29-Sep-14 A	27-Aug-18
OPM / Architect Contract (MSBA Module 2 "Forming the Team")			65	29-Sep-14 A	23-Dec-14
OPM			9	06-Oct-14 A	21-Oct-14
A1030	MSBA Approval of PMA as OPM	0		06-Oct-14	MSBA Approval of PMA as OPM
A1000	OPM Contract Negotiation & Execution	8	06-Oct-14 A	21-Oct-14	OPM Contract Negotiation & Execution
Architect			59	29-Sep-14 A	23-Dec-14
A1010	PMA Develop A/E RFS Draft	3	29-Sep-14 A	03-Oct-14	PMA Develop A/E RFS Draft
A1020	Town Review / Comment on A/E RFS Draft	2	03-Oct-14 A	03-Oct-14	Town Review / Comment on A/E RFS Draft
A1050	PMA Finalize A/E RFS Draft	2	06-Oct-14 A	14-Oct-14	PMA Finalize A/E RFS Draft
A1040	MSBA Review/Approve A/E RFS Draft	5	08-Oct-14 A	15-Oct-14	MSBA Review/Approve A/E RFS Draft
A1090	A/E RFS Solicitation / Proposal Period	10	15-Oct-14 A	29-Oct-14	A/E RFS Solicitation / Proposal Period
A1100	Town/PMA Review Submissions & Complete Checklist	5	30-Oct-14 A	05-Nov-14	Town/PMA Review Submissions & Complete Checklist
A1240	DSP Review A/E Choices 2 wks Prior to Meeting	10	06-Nov-14 A	19-Nov-14	DSP Review A/E Choices 2 wks Prior to Meeting
A1110	MSBA Designer Selection Panel	0		25-Nov-14	MSBA Designer Selection Panel
A1270	MSBA Designer Selection Panel Interviews	0		09-Dec-14	MSBA Designer Selection Panel Interviews
A1120	A/E Contract Negotiation	11	09-Dec-14 A	23-Dec-14	A/E Contract Negotiation
Feasibility Study / Preferred Option for Schematic (MSBA Module 3)			108	05-Jan-15 A	03-Jun-15
Preliminary Design Program (PDP)			34	05-Jan-15 A	19-Feb-15
Educational Program & Space Summary			23	05-Jan-15 A	04-Feb-15
A1280	Review/Revise Existing Ed Program	10	05-Jan-15 A	16-Jan-15	Review/Revise Existing Ed Program
A1290	Meetings with Staff and Teachers	10	05-Jan-15 A	16-Jan-15	Meetings with Staff and Teachers
A1300	Finalize Ed Program	5	19-Jan-15 A	23-Jan-15	Finalize Ed Program
A1310	Revise Space Summary	12	19-Jan-15 A	03-Feb-15	Revise Space Summary
A1320	SBC Approve Ed Program & Space Summary	1	04-Feb-15*	04-Feb-15	SBC Approve Ed Program & Space Summary
Existing Conditions Evaluation			20	05-Jan-15 A	30-Jan-15
A1340	Review Code/Structural Requirements	10	05-Jan-15 A	16-Jan-15	Review Code/Structural Requirements
A1350	Review Haz Mat Analysis	10	05-Jan-15 A	16-Jan-15	Review Haz Mat Analysis
A1360	Review Phase 1 Site Investigations	10	05-Jan-15 A	16-Jan-15	Review Phase 1 Site Investigations
A1370	Review Geotechnical Investigations	10	05-Jan-15 A	16-Jan-15	Review Geotechnical Investigations
A1330	Review/Update Existing Conditions Drawings	15	05-Jan-15 A	23-Jan-15	Review/Update Existing Conditions Drawings
A1380	Review/Update Topographic Site Surveys	20	05-Jan-15 A	30-Jan-15	Review/Update Topographic Site Surveys
Site Development Requirements			22	05-Jan-15 A	03-Feb-15
A1390	Review Zoning	15	05-Jan-15 A	23-Jan-15	Review Zoning
A1400	Site Program Development	15	05-Jan-15 A	23-Jan-15	Site Program Development
A1410	Geo- Environmental Analysis	15	05-Jan-15 A	23-Jan-15	Geo- Environmental Analysis
A1420	Wetlands/Conservation Requirements	15	05-Jan-15 A	23-Jan-15	Wetlands/Conservation Requirements
A1430	Orientation/Parking/Traffic Analysis	22	05-Jan-15 A	03-Feb-15	Orientation/Parking/Traffic Analysis
Preliminary Evaluation of Alternatives			23	05-Jan-15 A	04-Feb-15
A1450	Identify Preliminary Sites Locations	5	05-Jan-15 A	09-Jan-15	Identify Preliminary Sites Locations
A1470	Analysis of Sites for Feasibility	5	05-Jan-15 A	09-Jan-15	Analysis of Sites for Feasibility
A1460	SBC Approve Site Selections & Alternatives	1	12-Jan-15 A	12-Jan-15	SBC Approve Site Selections & Alternatives
A1500	Cost Evaluation of Alternatives	6	05-Jan-15 A	12-Jan-15	Cost Evaluation of Alternatives
A1480	Preliminary Plan and Site Diagrams	5	13-Jan-15 A	19-Jan-15	Preliminary Plan and Site Diagrams
A1440	Review/Update Potential Alternatives	22	05-Jan-15 A	03-Feb-15	Review/Update Potential Alternatives
A1490	SBC Approve Planning Diagrams	1	04-Feb-15*	04-Feb-15	SBC Approve Planning Diagrams
PDP Report			21	22-Jan-15 A	19-Feb-15
A1510	Compile PDP Report	10	22-Jan-15 A	04-Feb-15	Compile PDP Report
A1520	Local Actions and Approval Certification for PDP	0		04-Feb-15*	Local Actions and Approval Certification for PDP
<div> <div>Actual Work</div> <div>Critical Remaining Work</div> <div>Remaining Work</div> <div>Milestone</div> </div>			Page 1 of 2		TASK filter: All Activities
					© Oracle Corporation

Detailed Schedule

[illegible]

Budget Summary Sheet



CARVER ELEMENTARY SCHOOL PROJECT MASTER PROJECT BUDGET



Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)							
	Base Budget	BRR #1 Pending		Current Budget	Actuals	Remaining	% Complete
Feasibility Study Agreement							
<i>OPM Feasibility Study</i>	72,000.00	51,000.00		123,000.00	22,980.00	100,020.00	18.7%
<i>A&E Feasibility Study</i>	287,000.00	134,000.00		421,000.00	-	421,000.00	0.0%
<i>Env. & Site</i>	34,000.00	(26,000.00)		8,000.00	-	8,000.00	0.0%
<i>Other</i>	17,000.00	(9,000.00)		8,000.00	-	8,000.00	0.0%
Feasibility Study Agreement Subtotal	410,000.00	150,000.00	-	560,000.00	22,980.00	537,020.00	4.1%

Budget Detail Sheet



CARVER ELEMENTARY SCHOOL PROJECT MASTER PROJECT BUDGET - DETAIL SHEET



Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)																	
	Current Budget	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	NEW	Actuals	Remaining	% Complete
Feasibility Study Agreement																	
OPM Feasibility Study	\$ 123,000.00	8,430.00	7,380.00	7,170.00											\$ 22,980.00	\$ 100,020.00	18.7%
A&E Feasibility Study	\$ 421,000.00														\$ -	\$ 421,000.00	0.0%
Env. & Site	\$ 8,000.00														\$ -	\$ 8,000.00	0.0%
Other	\$ 8,000.00														\$ -	\$ 8,000.00	0.0%
Feasibility Study Agreement Subtotal	\$ 560,000.00	8,430.00	7,380.00	7,170.00	-	-	-	-	-	-	-	-	-	-	\$ 22,980.00	\$ 537,020.00	4.1%
Administration															\$ -	\$ -	#DIV/0!
Legal Fees	\$ -	2,006.00													\$ 2,006.00	\$ (2,006.00)	#DIV/0!
Owner's Project Manager															\$ -	\$ -	#DIV/0!
Design Development	\$ -														\$ -	\$ -	#DIV/0!
Construction Contract Documents	\$ -														\$ -	\$ -	#DIV/0!
Bidding	\$ -														\$ -	\$ -	#DIV/0!
Construction Contract Administration	\$ -														\$ -	\$ -	#DIV/0!
Closeout	\$ -														\$ -	\$ -	#DIV/0!
Extra Services	\$ -														\$ -	\$ -	#DIV/0!
Reimbursable & Other Services	\$ -														\$ -	\$ -	#DIV/0!
Cost Estimates	\$ -														\$ -	\$ -	#DIV/0!
Advertising	\$ -														\$ -	\$ -	#DIV/0!
Permitting	\$ -														\$ -	\$ -	#DIV/0!
Owner's Insurance	\$ -														\$ -	\$ -	#DIV/0!
Other Administrative Costs	\$ -														\$ -	\$ -	#DIV/0!
Administration Subtotal	\$ -	2,006.00	-	-	-	-	-	-	-	-	-	-	-	-	\$ 2,006.00	\$ (2,006.00)	#DIV/0!
Architecture and Engineering															\$ -	\$ -	#DIV/0!
Basic Services	\$ -														\$ -	\$ -	#DIV/0!
Design Development	\$ -														\$ -	\$ -	#DIV/0!
Construction Contract Documents	\$ -														\$ -	\$ -	#DIV/0!
Bidding	\$ -														\$ -	\$ -	#DIV/0!
Construction Contract Administration	\$ -														\$ -	\$ -	#DIV/0!
Closeout	\$ -														\$ -	\$ -	#DIV/0!
Other Basic Services	\$ -														\$ -	\$ -	#DIV/0!
Basic Services Subtotal	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	#DIV/0!
Reimbursable Services															\$ -	\$ -	#DIV/0!
Construction testing	\$ -														\$ -	\$ -	#DIV/0!
Printing (over minimum)	\$ -														\$ -	\$ -	#DIV/0!
Other Reimbursable Costs	\$ -														\$ -	\$ -	#DIV/0!
Hazardous Materials	\$ -														\$ -	\$ -	#DIV/0!
Geotech & Geo-Env.	\$ -														\$ -	\$ -	#DIV/0!
Site Survey	\$ -														\$ -	\$ -	#DIV/0!
Wetlands	\$ -														\$ -	\$ -	#DIV/0!
Traffic Studies	\$ -														\$ -	\$ -	#DIV/0!
Architectural/Engineering Subtotal	\$ -	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	#DIV/0!
Project Budget	\$ 560,000.00	10,436.00	7,380.00	7,170.00	-	-	-	-	-	-	-	-	-	-	\$ 24,986.00	\$ 535,014.00	4.5%

Discussion / Questions?

Carver School Building Committee Meeting
February 24th, 2015

