

Carver Elementary School



Carver School Building Committee Meeting
March 10th, 2015

Detailed Schedule

Activity ID	Activity Name	Original Duration	Start	Finish	F	M	A	M	J	J	A	S	O	N	D	J
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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

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

Preliminary Building/Site Option A – Add/Reno



Preliminary Building/Site Option A – Add/Reno



Preliminary Building/Site Option C1 – N.C.



Preliminary Building/Site Option C1 – N.C.



Preliminary Building/Site Option C2 – N.C.



Preliminary Building/Site Option C2 – N.C.



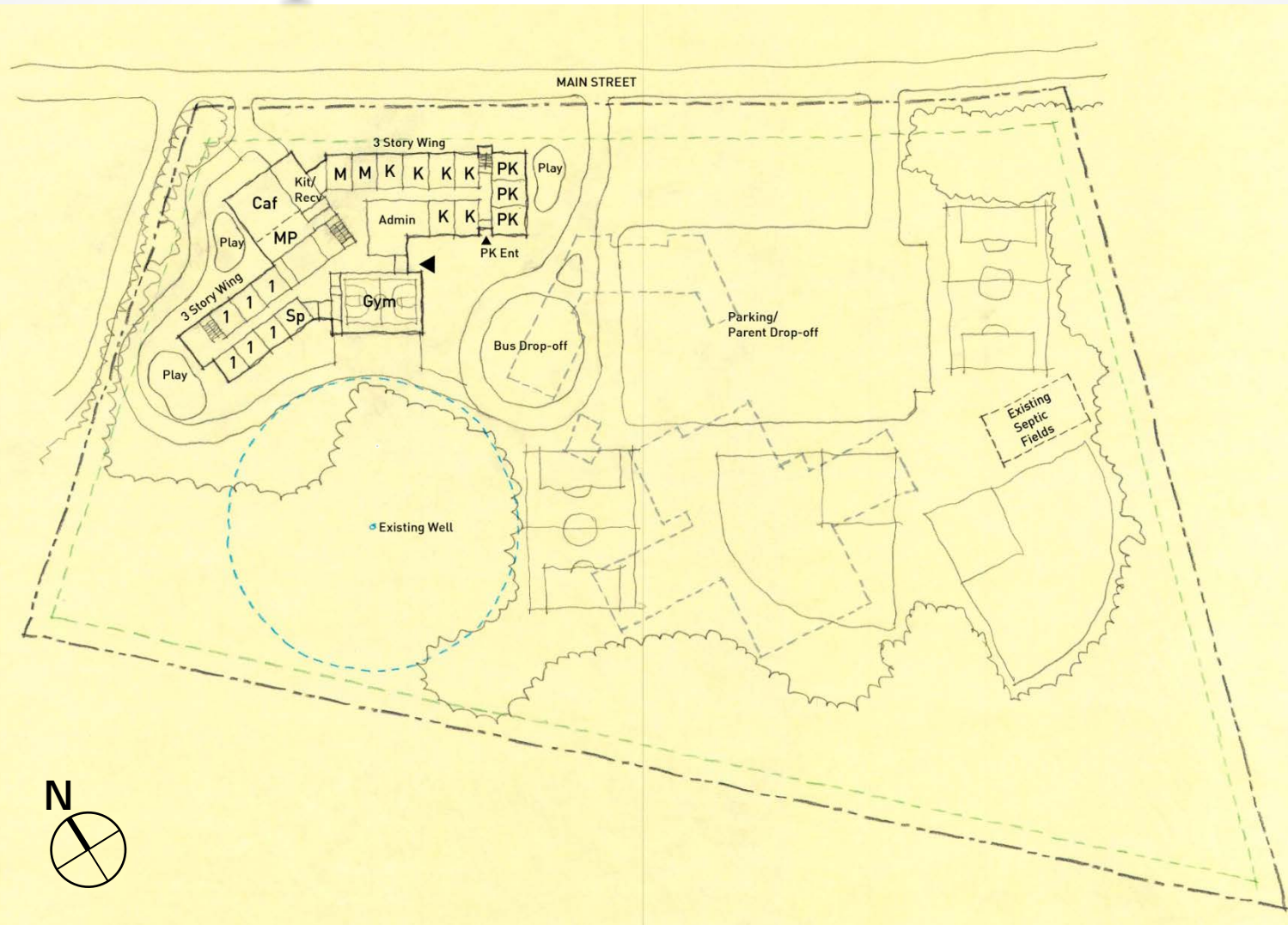
Preliminary Building/Site Option E1 – N.C.



Preliminary Building/Site Option E1 – N.C.



Preliminary Building/Site Option E2 – N.C.



Public Comments on Options

Preliminary Site/Build Options Cost Variables

** DRAFT/PRELIMINARY - ESTIMATED "CONSTRUCTION COSTS" AND "SOFT COSTS" - DRAFT/PRELIMINARY						3/10/2015
Carver Elementary School Project						
ROUGH ORDER MAGNITUDE ESTIMATE OF CONCEPTS (HMFH/PM&C - BASED ON SQFT COSTING)	Option 1	Option 2	Option 2A	Option 2B	Option 3	Option 4
	Add/Reno Existing ES Site Option	New Construction Existing ES Site Option - West Side	New Construction Existing ES Site Option - East Side	New Construction Existing ES Site Option - West Side	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	\$29,349,000	\$29,349,000
New Elementary School Addition	\$21,870,000	-	-	-	-	-
Clear Site and Replicate MHS Fields/Courts or Tree Clearing	-	-	-	-	\$400,000	\$200,000
Construct New Title V System/Remove Old System	-	-	\$200,000	-	-	-
Install New PWS Well at South East Corner	-	-	-	\$110,000	-	-
Remove Hazardous Materials Carver	\$207,684	\$207,684	\$207,684	\$207,684	-	-
Remove Hazardous Materials Washburn	\$386,352	\$386,352	\$386,352	\$386,352	-	-
Overexcavate 6ft unsuitables and add Structural fill	-	-	-	-	\$622,222	\$0
New Wastewater Treatment Plant (ES @ MS/HS Only Premium Cost over New Title V Septic)	-	-	-	-	\$1,500,000	\$1,500,000
Demolish Carver Building (34,614 sqft)	-	\$276,912	\$276,912	\$276,912	-	-
Demolish Washburn Building (64,392 sqft)	\$515,136	\$515,136	\$515,136	\$515,136	-	-
Gut Reno to Carver Building (34,614 sqft) ((34% RENO OF EXISTING = +1.75PTS))	\$8,653,500	-	-	-	-	-
Sitework (18% of Building Cost)	\$5,494,230	\$5,282,820	\$5,282,820	\$5,282,820	-	-
Sitwork (20% of Building Cost)	-	-	-	-	\$5,869,800	\$5,869,800
Sub-Total	\$37,126,902	\$36,017,904	\$36,217,904	\$36,127,904	\$37,741,022	\$36,918,800
GMP Contingency (2%) (*7% on RENO/ADD) (Assumes CM@ Risk/Chapt. 149A Delivery)	\$2,598,883	\$720,358	\$720,358	\$720,358	\$754,820	\$746,820
Escalation (Construction Start 11/16) (5.5%) - (*7% on RENO/ADD Due to Schedule)	\$2,598,884	\$1,980,985	\$1,980,985	\$1,980,985	\$2,075,756	\$2,053,756
Sub-Total Incl. Contin/Escal	\$42,324,669	\$38,719,247	\$38,919,247	\$38,829,247	\$40,571,598	\$39,719,376
General Conditions (6%)	\$2,227,614	\$2,161,074	\$2,161,074	\$2,161,074	\$2,264,461	\$2,240,461
General Requirements (2%)	\$742,538	\$720,358	\$720,358	\$720,358	\$754,820	\$746,820
Sub-Total	\$45,294,821	\$41,600,679	\$41,800,679	\$41,710,679	\$43,590,879	\$42,706,657
Bonds (0.8%)	\$297,015	\$288,143	\$288,143	\$288,143	\$301,928	\$298,728
Insurance (1.2%)	\$445,523	\$432,215	\$432,215	\$432,215	\$452,892	\$448,092
Permit	-	-	-	-	-	-
Sub-Total	\$46,037,359	\$42,321,037	\$42,521,037	\$42,431,037	\$44,345,699	\$43,453,477
Overhead and Fee (2%)	\$872,482	\$846,421	\$846,421	\$846,421	\$886,914	\$877,514
Phasing Contingency (5%)	\$1,856,345	-	-	-	-	-
Total Construction Cost (HMFH/PM&C Estimate)	\$48,766,186	\$43,167,458	\$43,367,458	\$43,277,458	\$45,232,613	\$44,330,991
ESTIMATE MODIFIER - INCLUSION OF PRE-K SQUARE FOOTAGE						
Addition/Reno w/ Pre-K Add - 115,614 GSF >> 118,051 GSF = +2437 GSF = +2.11%	\$49,795,152					
New Construction w/ Pre-K Add - 108,700 GSF >> 112,350 GSF = +3560 GSF = + 3.36%		\$44,617,885	\$44,824,605	\$44,731,581	\$46,752,429	\$45,820,512
CONSTRUCTION COST PREMIUM OVER "BASELINE"	11.60%	--BASELINE--	0.46%	0.25%	4.78%	2.70%

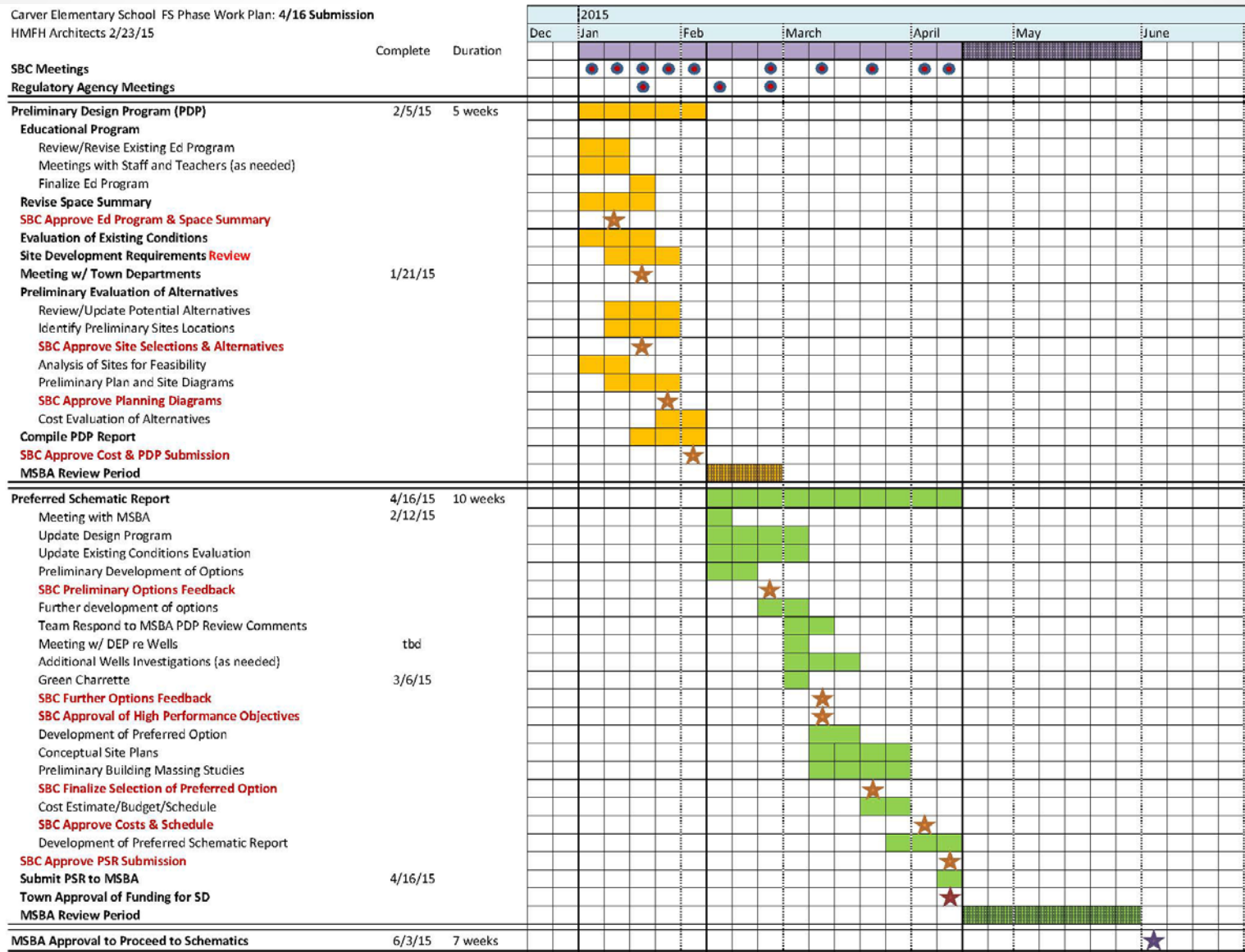
** DRAFT/PRELIMINARY - ESTIMATED "CONSTRUCTION COSTS" AND "SOFT COSTS" - DRAFT/PRELIMINARY					3/10/2015	
Carver Elementary School Project						
	Option 1	Option 2	Option 2A	Option 2B	Option 3	Option 4
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		(Baseline - Lowest Cost)				
PROJECT SOFT COSTS (ROUGH ORDER MAGNITUDE PROJECT BY PMA)	\$10,301,200	\$9,446,951	\$9,481,060	\$9,465,711	\$9,799,151	\$9,645,385
Design & Engineering & Supplemental Costs (Est. 11%)	\$5,477,467	\$4,907,967	\$4,930,707	\$4,920,474	\$5,142,767	\$5,040,256
OPM Costs (Est 3.5%)	\$1,742,830	\$1,561,626	\$1,568,861	\$1,565,605	\$1,636,335	\$1,603,718
Owner Subconsultants & Testing Costs (Est 2%)	\$995,903	\$892,358	\$896,492	\$894,632	\$935,049	\$916,410
Utilities Allowance (Est)	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Movers Allowance (Est)	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
FF&E Design, Specification & Punchlist	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
FF&E (MSBA Allowance @ \$1200/Student X 750)	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000
Technology/AV (MSBA Allowance @ \$1200/Student X 750)	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000
LEED/MACHPS Fee Allowance (Est)	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Total Project Cost	\$60,096,352	\$54,064,836	\$54,305,664	\$54,197,291	\$56,551,580	\$55,465,897
Owner Construction Contingency (Est. 7%)	\$3,485,661	\$3,123,252	\$3,137,722	\$3,131,211	\$3,272,670	\$3,207,436
Owner Soft Cost Contingency (Est. 3.5%)	\$360,542	\$330,643	\$331,837	\$331,300	\$342,970	\$337,588
Total Project Budget	\$63,942,555	\$57,518,731	\$57,775,224	\$57,659,802	\$60,167,220	\$59,010,921
Total Project Budget Cost Premium to Baseline	11.17%	--BASELINE--	0.45%	0.24%	4.60%	2.59%
ROUGH ORDER MAGNITUDE						
POTENTIAL ELIGIBLE COSTS (PRORATED FOR INELIGIBLE SITE & OTHER COSTS)	\$55,309,639	\$49,325,609	\$49,361,817	\$49,345,523	\$48,955,249	\$47,906,869
POTENTIAL REIMBURSEMENT FROM MSBA @ Base Rate of 56.26% of ELIGIBLE COSTS (58% on Reno)	\$32,079,591	\$27,750,588	\$27,770,958	\$27,761,791	\$27,542,223	\$26,952,404
POTENTIAL TOWN SHARE OF TOTAL PROJECT BUDGET	\$31,862,964	\$29,768,143	\$30,004,265	\$29,898,010	\$32,624,997	\$32,058,517

MSBA - KEY DATES

- 2/24/15 – SBC Meeting
- 3/10/15 – 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

Workplan Update

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



SBC Vote on Preferred Option

- To be Recommended to Board of Selectmen
- New Construction vs. Add/Reno
- 2 Stories vs. 3 Stories
- East Side of ES Site vs. West Side of ES Site

Discussion / Questions?

Carver School Building Committee Meeting
March 10th, 2015

