Carver Elementary School

Carver School Building Project
Informational Presentation

PMA Consultants

Existing Conditions

Existing Elementary School Buildings require:

- Gut renovation w/all new systems
- Structural seismic/wind load upgrades
- Accessibility challenges
- Energy efficiency upgrades

Washburn (rear) Building:

- Buillt in 1975 with a 25 year life expectancy
- Layout challenging to meet educational needs
- Greater structural upgrades
- 1 story building results in less outdoor recreational space

For a Virtual Tour, scan QR code above or visit:
www.youtube.com/watch?v=VoLQqoUmtlc

Design Objectives

- Fulfill Educational Program
- Durability & Reduced Maintenance Costs
- 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

Project Scope & Budget

- Key design decisions:
  - Exterior Envelope
  - Interior Architectural Finishes
  - Mechanical, Electrical, Plumbing Systems
- Focused on **life cycle cost** and **durability**, maximize long term benefit to the Town
- Underwent a series of "Value Management" exercises that **reduced cost by $4,144,629**
- Developed a Total Project Budget

Total Project Budget

Schematic Design Budget Submitted to the MSBA:

• Site Work and Site Utilities:	$ 2,699,879
• Building Construction:	$28,052,427
• General Contractor Costs:	$ 7,768,618
• Construction Escalation:	$ 922,569
• Alternate site work (CPA Funds)	$ 1,983,313
Total "Construction" Cost:	**$41,426,767**
• Soft Costs (Consultants, FF&E/IT):	$ 8,294,851
• Contingencies (Owner's):	$ 2,231,967
Total Project Cost:	**$51,953,585**

Current Market Data

- **MSBA Data** indicates Average School Project Cost has increased from **$280/SF** at the end of 2012 to a projected **$350/SF** by the end of 2015
- **Vermeulens Q3 Market Outlook states** ***"Construction Prices are firm and increasing past the long term Trendline"***
- **Gilbane's Summer 2015 Economic Report** suggests **5% to 8% escalation in 2015** vs just 1.5% to 2% in 2011, indicating anticipated increased project costs for the foreseeable future

Projected Tax Cost

Budget for New Elementary School and Recreation Project

Total Project Cost	$51,953,584
CPA Request for Recreation	($1,983,313)
Building Project Cost	**$49,970,271**
MSBA Facility Grant	($26,196,317)
Local Share for Debt Exclusion	**$23,773,954**

Projected Annual Tax impacts will be lower than:

Average single family house ($259,066):	$359.01
Average condo ($220,928):	$306.01
Average manufactured home:	$42.19

To calculate your estimated share, use $138.58 per $100,000 of assessed value

Project Reimbursement

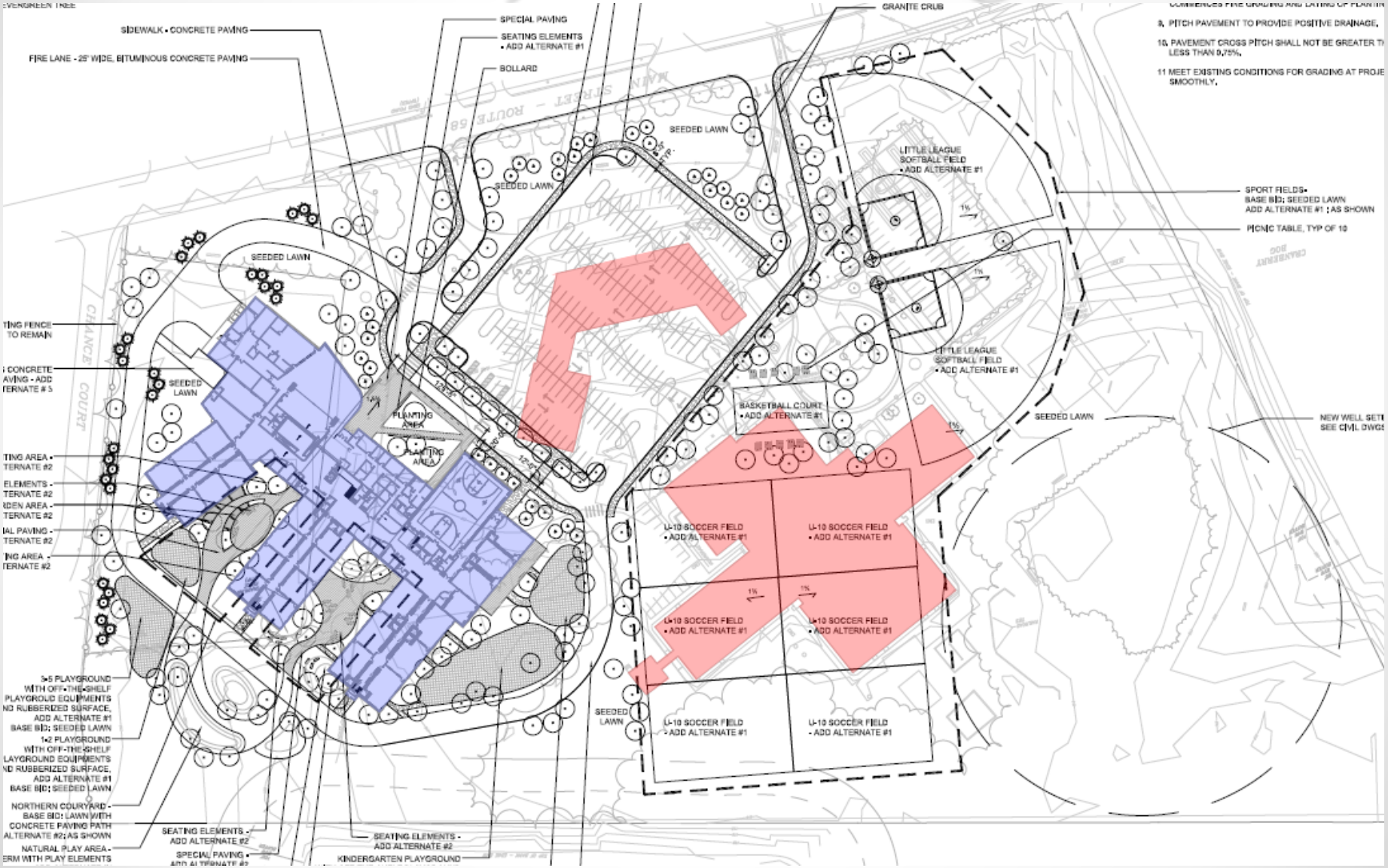
MSBA has determined Carver Reimbursement Rate to be 59.47% of Eligible Costs within the MSBA Guidelines

- **Total Project Cost: $51,953,585**
- **Eligible Costs (early estimate): $43,395,406**
- **Estimated Reimbursement @ 59.47%: $26,196,317**
- **MSBA "Eligible" Costs**
  - **Eligible Construction Cost up to $299/SQFT**
  - **Site Costs up to 8% of Direct Building Cost**
  - **Soft Costs (Consultants, FF&E/IT, Misc.) up to 20% of Construction Cost**
    - **Architect & Consultants**
    - **OPM & Consultants**
    - **Furnishing, Fixtures and Equipment, and Information Technology**
    - **Miscellaneous**

Sample of MSBA "Ineligible Costs"

- Vinyl Asbestos Floor Tile Abatement
- All Costs Associated with Utilities (incl well/septic systems)
- Moving Costs, Storage Containers, Swing Space, Student Transportation
- Athletic equipment, bases, balls, bats, racquets, uniforms, helmets, gloves, and all other related equipment.
- The costs of local building permits, inspection fees, and any other such fees.
- Construction Contingency Expenditures in Excess of 1% of the Construction Contract Value
- Construction Cost over $299/SQFT
- Site Costs in excess of 8% of Direct Building Cost
- Soft Costs (Consultants, FF&E/IT, Misc.) in excess of 20% of Construction Cost
  - Architect & Consultants
  - OPM & Consultants
  - Furnishing, Fixtures and Equipment, and Information Technology
  - Miscellaneous

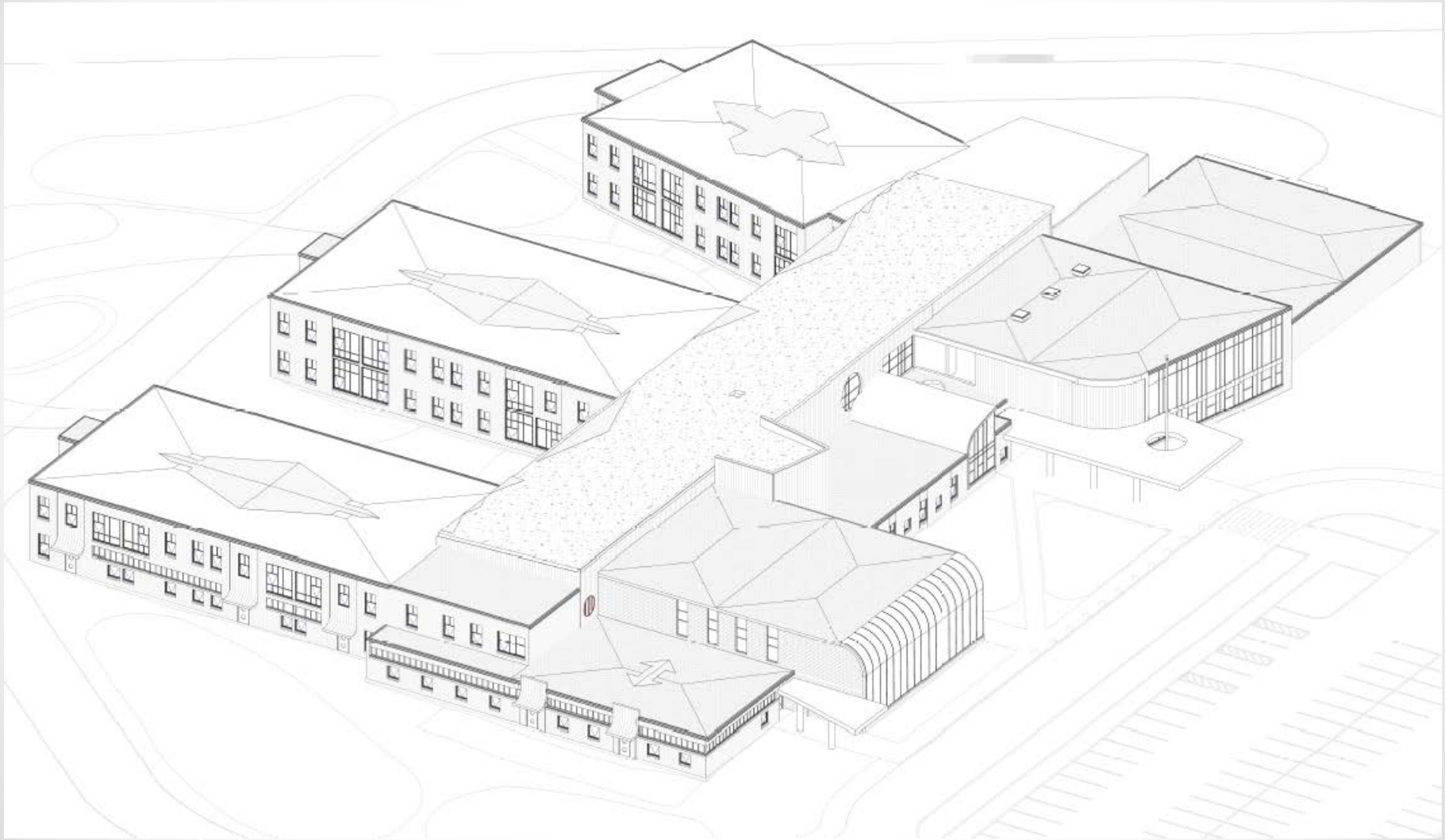
Project Phasing



Site Plan


PRE-K PARKING (16 SPACES)
PARKING (160 SPACES)
DROP-OFF / SHORT TERM PARKING (22 SPACES)
RAISED BUS DROP-OFF / PICK UP AREA
MAIN ENTRY PLAZA WITH SEATING
FUTURE SIDEWALK
MAIN STREET ROUTE 58
EXIT
ENTRY
25' FIRE LANE / SERVICE DRIVE
LOADING AREA (4' LOWER)
CHANCE COURT
FIRE LANE
COURTYARD - OUTDOOR CLASSROOM
1-2 PLAY AREA
3-5 PLAY AREA
LITTLE LEAGUE SOFTBALL FIELD - 200' OUTFIELD DISTANCE
SEPTIC FIELDS
POTENTIAL ADDITIONAL U-10 SOCCER FIELD
70 YARD
100 YARD
COURTYARD - OUTDOOR CLASSROOM
PRE-K PLAY AREA
KINDERGARTEN PLAY AREA
SOCCER FIELD - FIVE 35X50 YARD U-10 FIELD OR ONE 50X100 YARD U-19 FIELD
POTENTIAL ADDITIONAL U-10 SOCCER FIELD
NEW WELL (R=215')

Building Isometric View



Schematic Design & Funding Sources Approval

- Request permission from MSBA to enter into the next phase – "Design Development"
- Negotiate a "Project Funding Agreement" with the MSBA
- MSBA Board meeting on 11/18/15
- Obtain voter approval
  - **Deadline to Register to Vote 11/20/15**
  - **Town Meeting 12/01/15**
  - **Town Vote 12/12/15**

Project Timeline

- ***3/25/15*** *– SBC Approves Preferred Option*
- ***5/13/15*** *- MSBA Facilities Assessment Subcommittee*
- **6/3/15** – MSBA Board Approval to Proceed into Schematic Design (Conditional Approval*)
- **8/17/15** – SBC Meeting: (Exterior Elevations & Materials, Green Discussion & Lifecycle Cost Analysis, Electrical & Lighting, Kitchen Design)
- **8/31/15** – SBC Meeting: CM @ Risk Discussion, Design Briefing & VM Option Discussion
- **9/8/15** – SBC Meeting: Review Estimates & Approve VM Options
- **10/1/15** – Schematic Design Submitted to MSBA
- **11/9, 11/10, 11/12, 11/13** – Existing Building Tours 8AM – 4PM
- **11/18/15** – MSBA Board Approval of Schematic Design
- **11/19/15** – Community Forum at School
  [Tours start at 5PM, Forum starts at 7PM]
- **11/20/15** – Deadline to Register to Vote
- **12/1/15** – Carver Town Meeting
- **12/12/15** – Vote on Project Funding

Next Steps After Project Approval

- Design Development – Spring of 2016
- Construction Documents – Fall of 2016
- Chapter 149 General Contractor Construction
  - Subcontractor Advertise, Prequalification and Procurement
  - General Contractor Advertise, Prequalification and Procurement
- Construction Schedule Summary
  - Fall 2016 – Winter 2018
    - September 2018 New School Opens
    - Fall -> Winter 2018 Ballfields & Recreation Areas Completed

Discussion / Questions?

For more information visit:

http://carver.org/carver-home/building-project/

PMA Consultants Est. 1971