

The Carver Education Plan Drives Space Use in Current Buildings and Proposed New Building

- **2005:** Carver began working with the HILL for Literacy in Boston and the Center for Teaching and Learning at the University of Oregon to implement the **Response to Intervention** in Reading and Math programs.
- **2005 - 2015:** Carver implemented research-based programs with multi-tiered interventions based on student data sets.
- **2015:** Currently there are 22 intervention groups each class period (6 in regular classrooms + 16 in small group spaces).

Whole Class Reading



16 Small Group and 6 Classroom Intervention Groups in Reading and Math each Class Period



Current “open plan” spaces are subdivided with partitions and cabinets to form the class “rooms” and small group spaces

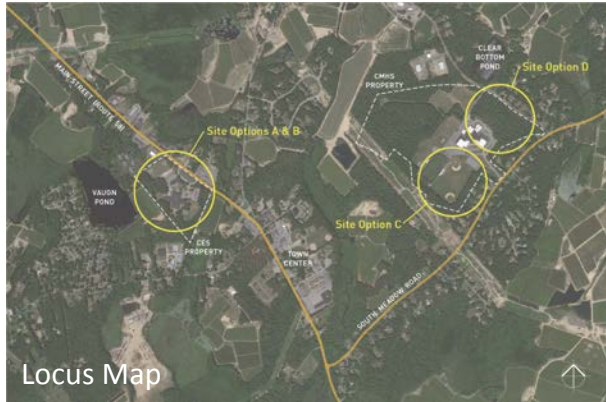


Added Value of a NEW Carver Elementary School

This **Response to Intervention** model provides evidence of continuous improvement in student learning as documented in data review three times per year over ten years.

- The new building design will allow for further refinement of our best practice models.
- Students and teachers will have walls and doors for all learning spaces which will provide for optimal teaching and learning.
- The learning environment will allow us to implement best practices in differentiated instruction, collaboration, interaction, investigation which are all enhanced by full access to technology as a teaching and learning tool.
- Adequate and flexible classroom space and a multipurpose room that allows for project-based learning, student facilitated presentations, performances and large group meetings.

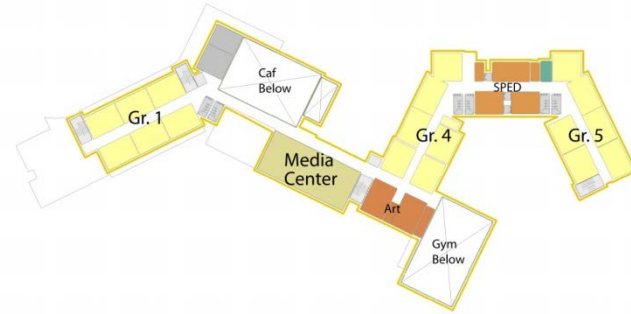
EXISTING SITE CONDITIONS



OPTIONS STUDIED: Addition/Renovation



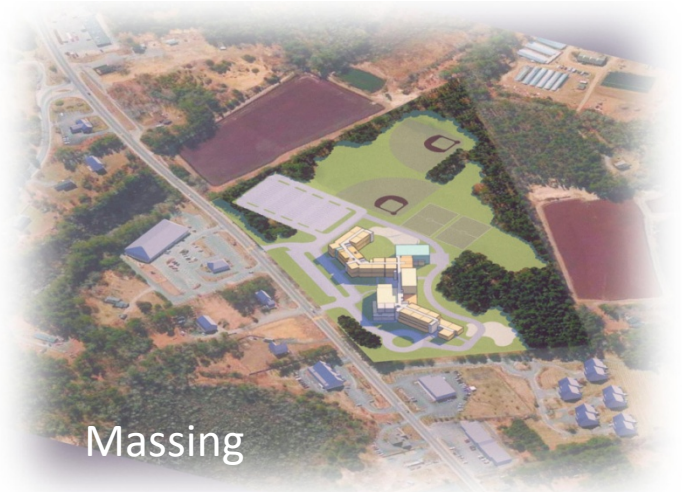
First Floor



Second Floor

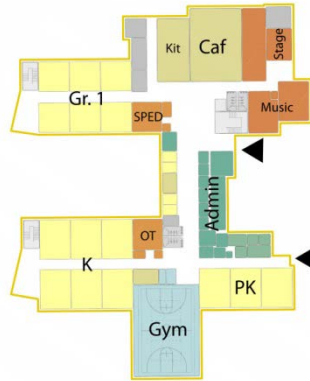


Site Plan

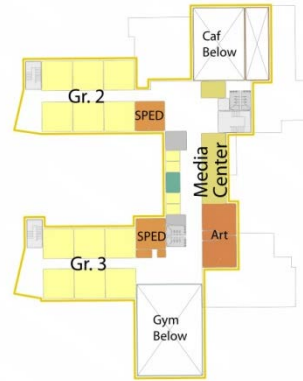


Massing

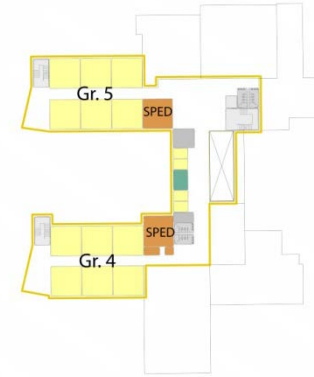
OPTIONS STUDIED: 3 Story New Construction



First Floor



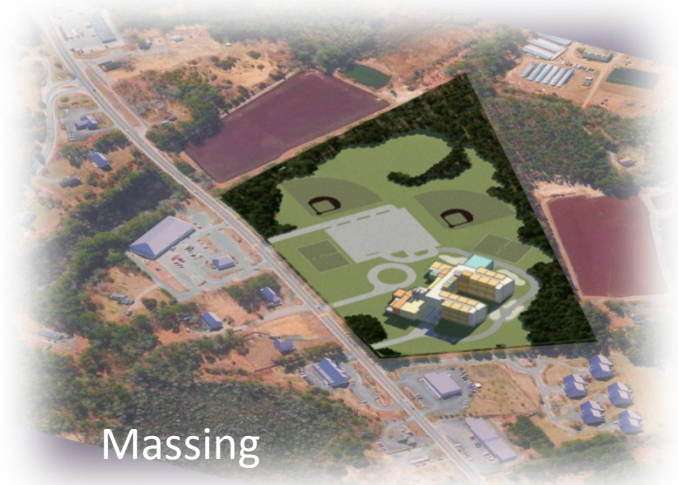
Second Floor



Third Floor



Site Plan

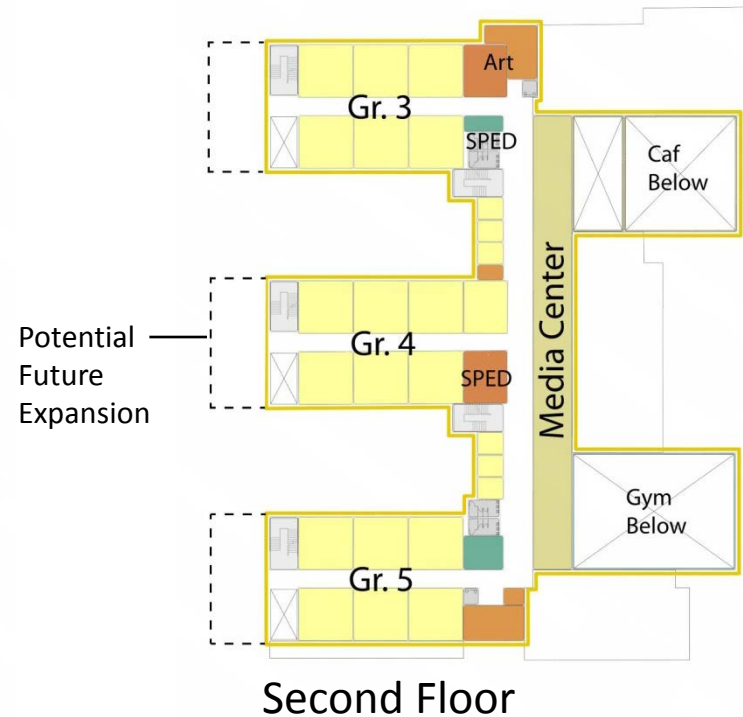
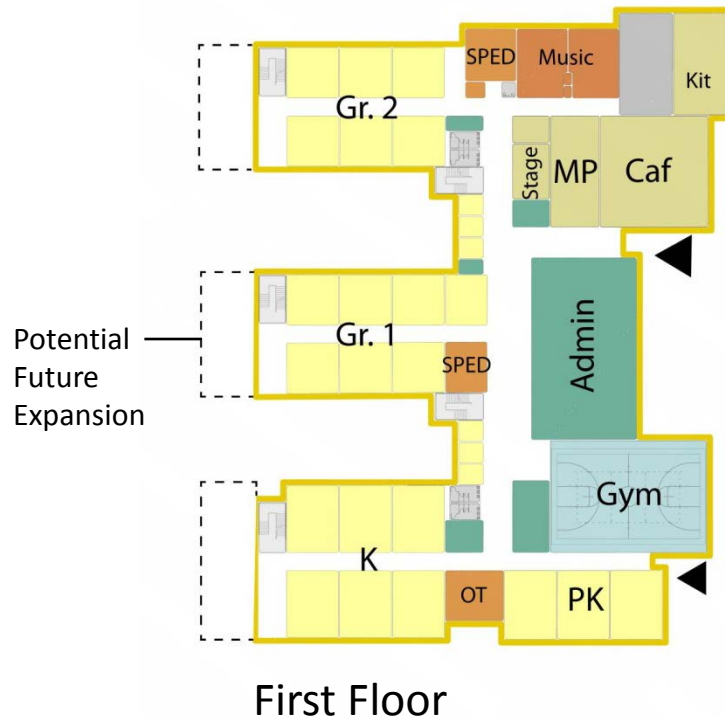


Massing

PREFERRED OPTION: 2 Story New Construction



PREFERRED OPTION: 2 Story New Construction



- Administration
- Art/ Music
- Community / Shared
- Core Academic/ Classrooms
- Health & P.E.
- Special Education / Science
- Support



PREFERRED OPTION: 2 Story New Construction



Massing View

Key Program Deviations from MSBA Guidelines

- Includes 3 Pre-K classrooms.
- Standard classrooms quantity increased from 27 to 30 to accommodate needed number of RTI spaces per grade.
- Includes 12 Small Group RTI Rooms, no need for ½-size SPED classrooms.
- Self-contained SPED rooms quantity reduced from 5 to 3.
- Overall Core Academic sf is higher but overall SPED category sf is less due to RTI space distribution.
- Cafeteria reduced from 5,625 sf to 3,750 sf based on seating for 3 three lunches – 1,600 sf Multipurpose Room included which opens to Cafeteria and serves the music program, gross motor activities and large assemblies.
- Gross Square Footage is within the MSBA guidelines.

Project Costs

	Option B3 [in 2011 dollars]	Option B3 [escalated 4 years] 125.0%	2015 CONCEPTS		
	Option B3 [2011]	Option B3 [2015]	Option A	Option C1	Option E2
	Add/Reno 2011 Schematic Design Architect's Reconciled Estimate	Add/Reno 2011 Schematic Design Architect's Reconciled Estimate (ESCALATED)	Add/Reno 2015 Option	New Construction 2 Story, West Side New Well	New Construction 3 Story, West Side New Well
	139,900SF	139,900SF	118,051SF	112,350SF	115,200SF
2015 DATA IS ROUGH ORDER MAGNITUDE ESTIMATE OF CONCEPTS					
New Elementary School (PreK-5)				\$27,887,401	\$27,741,344
Gut Reno to Carver Building (34,614 sqft) ((34% RENO OF EXISTING = +1.75 MSBA PTS))	\$25,651,199	\$32,063,999	\$8,454,315	-	-
New Elementary School Addition	Incl in Reno Value Above	Incl in Reno Value Above	\$20,780,139	-	-
Remove Hazardous Materials	Incl in Demo Value Below	Incl in Demo Value Below	\$475,000	\$475,000	\$475,000
Demolish Carver Building (34,614 sqft)	Incl in Demo Value Below	Incl in Demo Value Below	-	\$293,912	\$293,912
Demolish Washburn Building (64,392 sqft)	\$1,766,145	\$2,207,681	\$468,928	\$468,928	\$468,928
Relocate Storage Shed	\$0	\$0	\$62,080	\$62,080	\$62,080
Sitework	\$2,368,991	\$2,961,239	\$3,629,508	\$3,699,862	\$3,659,838
Sub-Total	\$29,786,335	\$37,232,919	\$33,869,961	\$32,887,183	\$32,701,102
General Conditions (14% in 2011, 7% in 2015)	\$4,202,581	\$5,253,226	\$2,370,897	\$2,302,103	\$2,289,077
Phasing Premium (2% in 2015 Estimate)	Carried above?	Carried above?	\$677,395	-	-
Escalation (6.5% in 2011 Estimate, 5% for New and 6% for Reno in 2015 Estimate, Due to Longer Construction Duration)	\$2,255,674	\$2,819,593	\$2,032,198	\$1,644,359	\$1,635,055
Sub-Total Incl. Contin/Escal	\$36,244,590	\$45,305,738	\$38,950,457	\$36,833,645	\$36,625,234
General Requirements (2%)	Incl in GCs	Incl in GCs	Incl in GC/OH	Incl in GC/OH	Incl in GC/OH
Sub-Total	\$36,244,590	\$45,305,738	\$38,950,457	\$36,833,645	\$36,625,234
Bonds (0.8%)	Incl in GCs	Incl in GCs	\$253,178	\$239,419	\$238,064
Insurance (1.2%)	Incl in GCs	Incl in GCs	\$486,888	\$460,421	\$457,815
Permit	-	-	-	-	-
Sub-Total	\$36,244,590	\$45,305,738	\$39,690,516	\$37,533,484	\$37,321,114
GMP Contingency (3% in 2011)	\$1,108,751	\$1,385,939			
CMaR Fee (2.1% in 2011)	\$713,767	\$892,209			
Overhead and Fee (3% in 2015 Estimate)		\$0	\$1,016,099	\$986,615	\$981,033
Design and Pricing Contingency (8% Total in 2011 Estimate, 12% in 2015 Estimate)	\$3,067,544	\$3,834,430	\$4,762,862	\$4,504,018	\$4,478,534
Total Construction Cost (HMFH/PM&C Estimate)	\$41,134,652	\$51,418,315	\$45,469,477	\$43,024,118	\$42,780,680
PROJECT SOFT COST DATA IS BASED UPON PERCENTAGE OF CONSTRUCTION COSTS FOR BOTH 2011 AND 2015 OPTIONS					
PROJECT SOFT COSTS (ROUGH ORDER MAGNITUDE PROJECT BY PMA)	\$8,912,218	\$10,609,024	\$9,627,465	\$9,223,979	\$9,183,812
Design & Engineering & Supplemental Costs (Est. 11%)	\$4,524,812	\$5,656,015	\$5,001,642	\$4,732,653	\$4,705,875
OPM Costs (Est 3.5%)	\$1,439,713	\$1,799,641	\$1,591,438	\$1,505,844	\$1,497,324
Legal Fees - Approximate	\$40,000	\$40,001	\$40,000	\$40,000	\$40,000
Owner Subconsultants & Testing Costs (Est 2%)	\$822,693	\$1,028,366	\$909,395	\$860,482	\$855,614
Utilities Allowance (Est)	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Movers Allowance (Est)	\$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
FF&E (MSBA Allowance @ \$1200/Student X 750)	\$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
LEED/MACHPS Fee Allowance (Est)	\$10,000	\$10,001	\$10,000	\$10,000	\$10,000
Total Project Cost	\$50,046,870	\$62,027,339	\$55,096,941	\$52,248,097	\$51,964,493
Owner Construction Contingency (Est. 7%)	\$2,879,426	\$3,599,282	\$3,182,865	\$3,011,688	\$2,994,648
Owner Soft Cost Contingency (Est. 3.5%)	\$311,928	\$371,316	\$336,951	\$322,839	\$321,433
Total Project Budget	\$53,238,223	\$65,997,937	\$58,616,765	\$55,582,625	\$55,280,574

Community Outreach

- All Meetings Televised
 - Public Comments Welcomed and Solicited
- “Open House” Events
 - Community Meet & Greet w/ Project Team
 - Informal Q&A Session, General Discussion
- “One-on-One” Meetings
- Informational Packet Distributed at Town Meeting

[illegible]