

PROJECT MINUTES

Project:	W. Edward Balmer Elementary School Feasibility Study	Project No.:	17020
Prepared by:	Joel Seeley	Meeting Date:	4/3/18
Re:	School Building Committee Meeting	Meeting No:	22
Location:	High School Media Center	Time:	6:30pm
Distribution:	School Building Committee Members, Attendees (MF)		

Attendees:

PRESENT	NAME	AFFILIATION	VOTING MEMBER
✓	Joseph Strazzulla	Chairman, School Building Committee	Voting Member
✓	Melissa Walker	School Business Manager	Voting Member
✓	Thomas J. Melia	Representative of the Board of Selectmen	Voting Member
	Michael LeBrasseur	Chairman, School Committee	Voting Member
✓	Paul Bedigian	Representative of the Building, Planning, Construction Committee	Voting Member
	Steven Gogolinski	Representative of the Finance Committee	Voting Member
✓	Jeffrey Tubbs	Community Member with building design and/or construction experience	Voting Member
✓	Peter L'Hommedieu	Community Member with building design and/or construction experience	Voting Member
✓	Jeff Lundquist	Community Member with building design and/or construction experience	Voting Member
✓	Andrew Chagnon	Community Member with building design and/or construction experience	Voting Member
✓	Spencer Pollock	Parent Representative	Voting Member
✓	Adam Gaudette	Town Manager	Non-Voting Member
✓	Dr. Catherine Stickney	Superintendent of Schools	Non-Voting Member
✓	Steve Von Bargaen	Building Maintenance Local Official	Non-Voting Member
✓	Karlene Ross	Principal, W. Edward Balmer Elementary School	Non-Voting Member
✓	Jill Healy	Principal, Northbridge Elementary School	Non-Voting Member
	Kathleen Perry	Director of Pupil Personnel Services	Non-Voting Member
✓	Lee Dore	D & W, Architect	
✓	Thomas Hengelsberg	D & W, Architect	
✓	Joel Seeley	SMMA, OPM	

Item #	Action	Discussion
22.1	Record	Call to Order, 6:35 PM, meeting opened.
22.2	Record	J. Strazzulla announced the meeting will be video and audio recorded with live broadcast and future re-broadcast.
22.3	Record	J. Strazzulla introduced T. Melia as the Board of Selectmen appointee to the Committee.
22.4	Record	A motion was made by P. Bedigian and seconded by J. Lundquist to approve the 3/20/18 School Building Committee meeting minutes. Motion passed unanimous by those attending, two abstentions.
22.5	Record	Warrant No. 9 was reviewed. A motion was made by A. Chagnon and seconded by P. Bedigian to approve Warrant No. 9. No discussion, motion passed unanimous.
22.6	M. LeBrasseur	The School Committee will lead the process of discussing possible outcomes for the disposition of NES with other Town boards and committees, M. LeBrasseur will coordinate.
22.7	J. Seeley	<p>J. Seeley distributed and reviewed the draft CM Selection Subcommittee Meeting minutes, dated 3/26/18, including correspondence from Consigli Construction Co., Inc. and Fontaine Bros., Inc. The CM Selection Committee utilized the following equally weighted criteria: qualifications, plan/schedule and cost. Each Committee member expressed their findings from the CM proposals, CM interviews, supplemental proposal information, the 3/17/18 CM Selection Committee meeting, the 3/20/18 School Building Committee meeting, correspondence from Consigli Construction Co., Inc. and Fontaine Bros., Inc. and the criteria. The subcommittee voted 5 in favor and 1 against to recommend the Committee approve Fontaine Bros., Inc. as the CM.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> J. Lundquist expressed that having the Subcommittee meet again to discuss and vote their recommendation was beneficial to the process and that he believes Fontaine Bros., Inc. will address any concerns he had, therefore will vote in favor of the recommendation. <p>A motion was made by P. Bedigian and seconded by J. Lundquist to approve the subcommittee recommendation to award the Construction Manager at Risk services to Fontaine Bros., Inc. Motion passed unanimous, one abstention.</p> <p>J. Seeley to notify each CM firm that submitted proposals of the outcome and prepare the CM at Risk Services Agreement for execution. J. Seeley to invite Fontaine to attend the next Committee meeting.</p>
22.8	T. Hengelsberg	<p>T. Hengelsberg presented the Site Plan, including site pricing alternates for an expanded buffer along the East Property line and deleting the access drive to North Main Street, attached. The four CMs indicated during their interviews that the access drive to North Main Street was not needed for construction purposes.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> J. Strazzulla asked if the access drive can be priced as just a lit walkway? <i>T. Hengelsberg indicated yes, and will follow-up with PM&C, their cost estimator, and Fontaine.</i>

Item #	Action	Discussion
		<p>2. A. Chagnon asked that D&W make sure there is sufficient costs in the estimate for the site storm drainage systems and earthwork, specifically the cutting and filling work. <i>T. Hengelsberg indicated yes, they will be confirm the estimate is reasonably conservative for this work.</i></p> <p>3. L. Dore indicated a meeting with all the abutters will be scheduled.</p>
22.9	T. Hengelsberg	<p>T. Hengelsberg presented updated building exterior façade images, attached.</p> <p>Committee Discussion:</p> <p>1. P. L’Hommedieu asked that appropriate access to the roof for equipment maintenance and servicing be provided. <i>T. Hengelsberg indicated a roof hatch is currently being provided, and D&W will study stair access.</i></p> <p>2. J. Strazzulla asked if there are alternative colors to the blue color, it is very important that the Town is comfortable with the appearance? <i>T. Hengelsberg indicated yes, D&W is studying options.</i></p> <p>3. P. Bedigian asked if different exterior wall systems and materials will be presented for review? <i>T. Hengelsberg indicated yes, D&W will present options and prices at the next Committee meeting.</i></p>
22.10	Record	<p>T. Hengelsberg presented updated building plans, attached.</p> <p>Committee Discussion:</p> <p>1. J. Strazzulla asked if Stair No. 5 was open? <i>T. Hengelsberg indicated no, the stair is enclosed with a rated wall with glazed openings. The stair well itself is open to the stairs above and below.</i></p>
22.11	Record	<p>T. Hengelsberg presented the energy model and operating costs and the cost to operate the new facility as compared to the energy cost to operate the existing Balmer and NES, attached.</p> <p>Committee Discussion:</p> <p>1. A. Chagnon asked what areas of the building will have full air conditioning as opposed to displacement air dehumidification? <i>T. Hengelsberg indicated the administration offices, media center, Sped rooms and MDF/IDF closets are full air conditioned.</i></p> <p>2. A. Chagnon asked if the School Administration is in agreement with the spaces to receive full air conditioning? <i>C. Stickney indicated yes, based on the visit to the Scituate Middle School, which has a similar system.</i></p> <p>3. S. Pollock asked what are the draw backs of the displacement air dehumidification system? <i>L. Dore indicated that the system is not easily changed to full air conditioning in the future, the ductwork and rooftop units would need complete changing out.</i></p>

Item #	Action	Discussion
		<p>4. J. Lundquist asked if the energy model and costs are based on the school being occupied September to June only? <i>L. Dore indicated no, the models and costs include about 30% of the school being occupied for summer use.</i></p>
22.12	Record	T. Hengelsberg presented the updated Sustainable Design Features, attached.
22.13	J. Seeley Committee Members	<p>J. Seeley distributed and reviewed the Total Project Budget Form for Option C3.1b from the PSR Submission and Designer and OPM Fees history from MSBA, attached. J. Seeley indicated the Total Project Budget Form will be updated for the 4/18/18 Committee meeting for approval to submit to MSBA and will include the final Construction Costs and Designer and OPM fees.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. J. Lundquist asked that the draft and reconciled construction cost estimates be sent to the Committee before the 4/18/18 meeting. <i>J. Seeley will forward to the Committee upon receipt from PM&C and Fontaine.</i> 2. J. Strazzulla asked the Committee to email J. Seeley with any questions on the Total Project Budget Form. 3. P. L'Hommedieu asked what costs will Fontaine be carrying for General Conditions? <i>J. Seeley indicated the costs shown in the supplemental proposal information.</i>
22.14	J. Strazzulla	<p>The PR subcommittee update:</p> <ol style="list-style-type: none"> 1. J. Strazzulla indicated the Seniors Tax Abatement is at the maximum level and that he will work with A. Gaudette to review strategies to assist seniors in taking advantage of the program. 2. J. Strazzulla will issue a press release indicating Fontaine being selected as the CM.
22.15	Record	Public Comments - none
22.16	J. Strazzulla Committee Members	<p>Old or New Business</p> <ol style="list-style-type: none"> 1. J. Strazzulla will coordinate with the Finance Committee, Selectman and School Committee for a joint meeting. 2. J. Strazzulla distributed and reviewed an email from Edward Orazine and asked that Committee members review and email J. Strazzulla their responses. J. Strazzulla will consolidate and issue a response on behalf of the Committee. 3. A. Gaudette provided an update on the 3/28/18 meeting with UniBank regarding the borrowing plan for the project. Loan duration and interest rates were discussed and a follow-up meeting will be held once the final Total Project Budget is established and a project cash flow is developed.
22.17	Record	Next SBC Meeting: April 18, 2018 at 6:30 pm at the High School Media Center.
22.18	Record	A Motion was made by A. Chagnon and seconded by J. Tubbs to adjourn the meeting. No discussion, motion passed unanimously.

Project: W. Edward Balmer Elementary School Feasibility Study

Meeting Date: 4/3/18

Meeting No.: 22

Page No.: 5

Attachments: Agenda, draft CM Selection Subcommittee Meeting minutes, dated 3/26/18, including correspondence from Consigli Construction Co., Inc. and Fontaine Bros., Inc, Total Project Budget Form for Option C3.1b from the PSR Submission and Designer and OPM Fees history from MSBA, Powerpoint

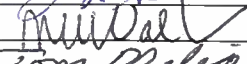




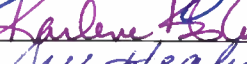


The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes

PROJECT MEETING SIGN-IN SHEET

Project: W. Edward Balmer Elementary School Feasibility Study
 Prepared by: Joel Seeley
 Re: School Building Committee Meeting
 Location: High School Media Center
 427 Linwood Avenue, Whitinsville, MA

Project No.: 17020
 Meeting Date: 4/3/2018
 Meeting No: 22
 Time: 6:30pm

Distribution: Attendees, (MF)

SIGNATURE	ATTENDEES	EMAIL	AFFILIATION
	Joseph Strazzulla	jstrazzulla@nps.org	Chairman, School Building Committee
	Melissa Walker	mwalker@nps.org	School Business Manager, MCPPO
	James Marzec	james.r.marzec@gmail.com	Member, Board of Selectmen, CEO
	Michael LeBrasseur	mlebrasseur@nps.org	Chairman, School Committee
	Paul Bedigian	bedigianps@cdmsmith.com	Representative of the Building, Planning, Construction Committee
	Steven Gogolinski	steve@gogolinskicpa.com	Representative of the Finance Committee
	Jeffrey Tubbs	jtubbs@charter.net	Member of community with architecture, engineering and/or construction experience
	Peter L'Hommedieu	PLHommedieu@shawmut.com	Member of community with architecture, engineering and/or construction experience
	Jeff Lundquist	jlundquist@therichmondgroup.com	Member of community with architecture, engineering and/or construction experience
	Andrew Chagnon	achagnon@vertexeng.com	Member of community with architecture, engineering and/or construction experience
	Spencer Pollock	spencerpollock22@gmail.com	Parent Representative
	Adam Gaudette	agaudette@northbridgemass.org	Town Manager
	Dr. Catherine Stickney	cstickney@nps.org	Superintendent of Schools, NPS
	Steve Von Bargaen	svonbargaen@nps.org	Building Maintenance Local Official
	Karlene Ross	kross@nps.org	Principal, W. Edward Balmer Elementary School
	Jill Healy	jhealy@nps.org	Principal, Northbridge Elementary School
	Kathleen Perry	kperry@nps.org	Director of Pupil Personnel Services
	Lee P. Dore	lpdore@DoreandWhittier.com	Dore & Whittier Architects
	Donald M. Walter	dwalter@DoreandWhittier.com	Dore & Whittier Architects
	Jason Boone	jboone@DoreandWhittier.com	Dore & Whittier Architects
	Thomas Hengelsberg	thengelsberg@DoreandWhittier.com	Dore & Whittier Architects
	Rani Philip	rphilip@DoreandWhittier.com	Dore & Whittier Architects
	Sarah Traniello	straniello@smma.com	SMMA
	Joel Seeley	jseeley@smma.com	SMMA

p:\2017\17020\04-meetings\4.3 mtg_notes\3-school building committee\22_2018_3april-schoolbuildingcommittee\schoolbuildingcommitteemeetings\sign-in sheet_3april2018.docx

Agenda

Project:	W. Edward Balmer Elementary School Feasibility Study	Project No.:	17020
Re:	School Building Committee Meeting	Meeting Date:	4/3/2018
Meeting Location:	High School Media Center	Meeting Time:	6:30 PM
	427 Linwood Avenue, Whitinsville, MA	Meeting No.	22
Prepared by:	Joel G. Seeley		
Distribution:	Committee Members (MF)		

1. Call to Order
2. Approval of Minutes
3. Approval of Invoices and Commitments
4. CM Recommendation
5. Review Progress Site Plan and Floor Plans
6. Review Updated Exterior Elevations
7. Review Preliminary (SD) Energy Model and Operating Costs
8. Review Final Sustainable Design Features
9. Review Total Project Budget Form
10. PR Subcommittee Update
11. New or Old Business
12. Committee Questions
13. Public Comments
14. Next Meeting: April 18, 2018
15. Adjourn

Project Budget Status

Updated: 3/31/2018

Feasibility and Schematic Design Phase	MSBA ProPay Code	FSA Agreement 3/22/2017	Budget Revision 7/31/2017	Current Budget	Vendor	Committed	Balance
OPM	0001-0000	\$ 200,000.00	\$ (75,000.00)	\$ 125,000.00	SMMMA	\$ 125,000.00	\$ -
DESIGNER	0002-0000	\$ 525,000.00	\$ (100,000.00)	\$ 425,000.00	D&W	\$ 425,000.00	\$ -
Environmental and Site	0003-0000	\$ 40,000.00	\$ 110,000.00	\$ 150,000.00	D&W	\$ 141,803.50	\$ 8,196.50
Other	0004-0000	\$ 10,000.00	\$ 65,000.00	\$ 75,000.00		\$ 2,392.94	\$ 72,607.06
Total Budget		\$ 775,000.00		\$ 775,000.00		\$ 694,196.44	\$ 80,803.56

** Spent from Other

	Date	Amount
GraffitiWorks	8/10/2017	\$ 495.00 Banner
First Night Uxbridge, Inc.	8/30/2017	\$ 360.00 Food Invoice for Public Meeting
Richard Vallee Jr.	7/2017-9/2017	\$ 400.00 Videography
Amazon	9/27/2017	\$ 464.94 Magic Master Swinger
James Viana	10/17 - 11/7/2017	\$ 50.00 Videography
GraffitiWorks	11/9/2017	\$ 75.00 Banner
Richard Vallee Jr.	10/3 - 11/21/2017	\$ 250.00 Videography
GraffitiWorks	2/20/2018	\$100.00 Signage
Telegram & Gazette	2/4/2018	\$198.00 Advertisement
		<u>\$ 2,392.94</u>

PROJECT MINUTES

Project:	W. Edward Balmer Elementary School Feasibility Study	Project No.:	17020
Prepared by:	Joel Seeley	Meeting Date:	3/26/18
Re:	CM Selection Committee Meeting	Meeting No:	7
Location:	District Offices	Time:	5:30pm
Distribution:	School Building Committee Members, Attendees (MF)		

Attendees:

PRESENT	NAME	AFFILIATION
✓	Paul Bedigian	Representative of the Building, Planning, Construction Committee
✓	Jeff Lundquist	Community Member with building design and/or construction experience
✓	Andrew Chagnon	Community Member with building design and/or construction experience
✓	Dr. Catherine Stickney	Superintendent of Schools
✓	Lee Dore	D & W, Architect
✓	Joel Seeley	SMMA, OPM

Item #	Action	Discussion
7.1	Record	Call to Order, 5:30 pm meeting opened.
7.2	Record	A motion was made by L. Dore and seconded by J. Lundquist to approve the 3/17/18 CM Selection Committee meeting minutes. Motion passed unanimous by those attending.
7.3	Record	J. Seeley reviewed that the School Building Committee did not act upon the recommendation of the CM Selection Committee at the 3/20/18 School Building Committee meeting and remanded the issue back to the CM Selection Committee. The CM Selection Committee is to utilize the following equally weighted criteria: qualifications, plan/schedule and cost, and return with a recommendation at the 4/3/18 School Building Committee meeting.
7.4	Record	J. Seeley distributed and reviewed letters from Consigli Construction Co., and Fontaine Bros., Inc., attached.
7.5	Record	Each Committee member expressed their findings from the CM proposals, CM interviews, supplemental proposal information, the 3/17/18 CM Selection Committee meeting, the 3/20/18 School Building Committee meeting, the letters and the criteria. Upon discussion, a Motion was made by C. Stickney and seconded by L. Dore to recommend Fontaine Bros., Inc. to the School Building Committee to be the CM. No discussion, motion passed five in favor and one against.
7.6	Record	A Motion was made by A. Chagnon and seconded by P. Bedigian to adjourn the meeting. No discussion, motion passed unanimous.

Attachments: Agenda, Letters from Consigli Construction Co., and Fontaine Bros., Inc

The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes



March 23, 2018

Mr. Joel Seeley, Principal/EVP/COO
SMMA
1000 Massachusetts Avenue
Cambridge, MA 02138

Dear Joel:

It has come to our attention that the Building Committee postponed a final vote at Tuesday night's meeting on selection of Construction Manager for the new Balmer Elementary School. Though not initially recommended due to the estimated cost of our proposed general conditions, we respectfully ask that the Building Committee consider several significant points before making a final selection.

As you know, under the CM at Risk selection process, client teams typically compare the CM fees when evaluating shortlisted construction managers. Fees are consistent and non-negotiable under the Chapter 149a legislation. The General Conditions are often later finalized as preconstruction progresses and all parties have a better understanding of the project phasing and duration. General Conditions are ultimately agreed upon by the entire client team prior to GMP being established. Prior to this point, the estimate, the schedule, and the corresponding General Conditions are largely theoretical.

If we assume for a moment that our General Conditions need to be more competitive, we are certain that this can be accomplished; we know what it takes to properly staff a project of this magnitude because we have done it before several times. Moreover, we are confident we will add far more value on the remaining +/- 99% of the cost of the building through a multitude of ways, such as:

- Consigli has proposed a dedicated M/E/P Manager on your project, backed by a pre-construction staff experienced in maximizing sustainability and operations of school buildings. The operating costs of an average school building in Massachusetts is \$1.25 per square foot, just for utilities. If we can impact 10% of these utility costs through the experience and knowledge of our MEP/sustainability experts, the operating costs of your school over the next 50 years could exceed \$1,000,000 in savings.
- Consigli has been doing CM at Risk and comprehensive pre-construction much longer than our competitors, and as a result, have developed more robust processes and far deeper pre-construction resources. Our competitors cannot offer the preconstruction deliverables that we can. By saving 1-2% of the cost of the project by making better informed choices in design and preconstruction, we would save the Town of Northbridge over \$1,000,000. As shown in the estimating chart in our interview package, we have a proven track record for finding such savings on every 149a school project we undertake.

- Furthermore, if our pre-construction services and experience on 75 completed Chapter 149a CM at Risk projects saves the Town of Northbridge even 1-2% of your contingency through reduced change orders resulting from better constructability reviews, that would be an additional savings of over \$1,000,000.
- It's clear that the economy is booming, and the subcontractor market is stretched. A larger Construction Manager with state-wide experience, rather than localized Western/Central Massachusetts relationships, will attract a significantly larger subcontractor pool of competition for your project. This competition will impact 80% of the cost of your project. Limiting the amount of interested and qualified subcontractors will increase the project cost.
- We are the largest self-performing Construction Manager in New England, and the majority of our craftworkers are residents of Central Massachusetts. This capability has historically been utilized to drive down bid costs in a busy subcontractor market. A 1% savings will outweigh what our competition can provide.
- We recently completed the safest and most secure elementary school in America, the Sandy Hook Elementary School in Newtown, CT. Having a Construction Manager that will apply those specific lessons learned to the new Balmer Elementary School is a value that can't be quantified.

Balmer Elementary School will only get built if passed by town vote in November. Consigli can offer more resources than our competitors in achieving the town vote. Our 15 employees who live in Northbridge, along with our numerous ties to family, friends and businesses in Town will allow us to mobilize significant support toward this effort. Our involvement at the Whitinsville Christian School, Alternatives Unlimited, the Whitin Community Center, and several other relationships provides a clear understanding of your community. This will help us work with you on a strategy for getting your school project approved.

Hopefully we demonstrated how important the Balmer School Elementary project is to all of us at Consigli. In our view, it would be unfortunate to select a Construction Manager based on general conditions alone. If not selected for other important factors, such as our team experience, safety record, and ownership commitment, we would respect your decision.

We all understand that this is a decision of significant importance to the Town. If there are lingering questions or concerns, you may want to consider conducting another round of interviews with the two finalists. We recently participated in two similar situations which allowed the selection committees to move forward with confidence.

We sincerely and respectfully appreciate the selection committee's final decision.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Anthony M. Consigli', is written over a light blue horizontal line.

Anthony M. Consigli
CEO



Joel Seeley
COO/Executive VP
SMMA
RE: Balmer School CM Selection

March 26, 2018

Dear Mr. Seeley,

On Thursday March 22nd, video of the March 20th Balmer School Building Committee meeting was posted to the Northbridge Community TV webpage. It was a great opportunity to stay abreast of the process, so we have viewed the video in its entirety. While we understand that the award process has stumbled upon an unanticipated delay, we are honored to have the support and the recommendation of the CM Selection Committee.

We would like to echo the appreciation for the time and effort that the CM Selection Committee has dedicated to this process dating back to November. As was noted in the video, the CM Selection Committee has facilitated a thorough and intense process which included a review of materials gathered through an RFQ, RFP Technical Proposal, RFP Price Proposal and CM Interviews. We were thrilled to learn that at the conclusion of their review and deliberations, the CM Selection Committee voted 5-1 to award to Fontaine.

We would also like to echo the concerns raised by several members of the Building Committee and Selection Committee in regards to the timing and the fashion in which several comments regarding Fontaine were presented on Tuesday night. As stated by several members of the Committee, those outside of the Selection Committee did not have the opportunity to review the materials submitted, participate in the interviews, or ask questions of the CM firms. As a result, these committee members did not have the context (which the CM Selection Committee accumulated throughout the process) to question or engage in accurate conversation regarding many of the comments presented or the conversation that followed. Furthermore, we feel that several of the statements, especially regarding our approach to safety, our EMR, and its connection to student safety, need clarification, at best, if they are to be considered by the committee.

To see our candidacy jeopardized after winning the recommendation of the CM Selection Committee, based on comments presented to an unapprised committee after the conclusion of a thorough and thoughtful process where any of the various questions could have been raised and addressed during the proposal and interview process causes us pause. Had any of these questions been raised during our interview we would have been more than happy to address any concerns of the Selection Committee.

While the conversation took many twists and turns, there were two topics that prompted us to draft this letter in advance of the CM Selection Committee reconvening to affirm their recommendation to Fontaine. The first is safety and the second is the delay's impact on the projects schedule and MSBA's April 25th submission deadline.

SAFETY

The topic of safety (as it should be), is clearly of tremendous importance to the CM Selection Committee. Safety is of absolute paramount importance to Fontaine and is at the heart of everything that we do. As shared with you in our interview, our primary focus is public school construction. We work every day on occupied campuses throughout Massachusetts and every member of our team lives and breathes student safety. Also as shared with you in our interview, our proposed Senior PM and Superintendent bring a combined 60 years of experience building schools for Fontaine, with more than 30 completed school projects between them including several phased, occupied renovations.

Contrary to what was stated on the video, our safety and communications procedures are in no way "informal", and our results speak for themselves as **we are proud to say that in the process of completing more than 100 public school projects, (20 of which were larger than Balmer), there has never been a student, parent, faculty or community member harmed due to our construction activities.**



While EMR is certainly an important metric to consider, we do not feel as stated on the video that it is a representation of a firm's commitment or results in regards to student and campus safety. EMR is a complicated metric that, while affected by many factors including size of firm, states in which the firm does business, and trades that a firm chooses to self-perform, is not affected by any inputs outside those of a firm's direct payroll. We feel that our results as detailed above on over 100 public school projects, completed over several decades, speak clearly to our firm's commitment, procedures, and track record in keeping all stakeholders safe.

As our proposed Superintendent Mike Cavanaugh articulated in our interview, he is committed to managing the Balmer site as if his three daughters were attending the school. Our entire team will work with the men and women who are part of our team to instill a culture of safety and will have an unwavering focus on the safety of the school community and general public surrounding the construction site.

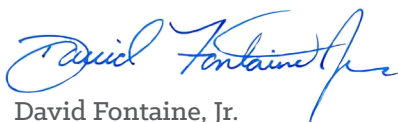
MOVING FORWARD

Separate from the conversation of safety, the building committee had a lengthy discussion and expressed concerns about this unexpected delay threatening the project's ability to stay on the preferred MSBA Board of Directors' submission schedule. I would like to assure the CM Selection Committee that we are hard at work digging into the project details and are confident that we can do our part to stay on schedule. Upon being notified of the CM Selection Committee's vote and recommendation to award, we received a draft CM/Owner Contract, SD-progress drawing set, and a schedule of preconstruction deliverables based on the committee's intended submission to MSBA. I would like to offer a few updates as it pertains to these documents:

- 1. We have thoroughly reviewed the draft CM/Owner contract and have no comments or exclusions. We are prepared to sign the contract upon the SBC's approval of the CM Selection Committee's recommendation.*
- 2. We would like to confirm that we can meet all the SD preconstruction milestones required to stay on the preferred MSBA submission schedule. We will have a draft SD Estimate ready for 4/10/18 and our team has blocked 4/12/18 to reconcile the SD Estimate with PM&C at the SMMA office. We are well on pace to ensure that the SBC has a reconciled SD Estimate to approve at the 4/18/18 SBC meeting in advance of submitting to MSBA on 4/25/18.*
- 3. Currently, our team has begun to price the drawing set and building interest amongst local subcontractors. We have also been in communication with the design team, begun the process of submitting RFI's, and are well into the details of the design and the estimating process.*

As you can imagine, we are very anxious to be officially welcomed to the team and wish you well with confirming this final step in the process. We recognize that the work we have already begun is being conducted at risk given this unexpected delay in the CM Selection process. We hope you will take this as a reflection of how excited we are to be a part of this project. This project is as important to Fontaine as it is to each member of the Building Committee and the Town of Northbridge. We promise you will receive the personal attention of the top executives and owners of our firm. We stand ready to do whatever it takes to deliver a successful Balmer project to the Town of Northbridge.

Most Sincerely,



David Fontaine, Jr.
Vice President
Fontaine Bros., Inc.



David Fontaine, Sr.
President
Fontaine Bros., Inc.

Total Project Budget

**Town of Northbridge W. Edward Balmer Elementary
School - Option C3.1b - PreK-5**

School Building Committee Reviewed on:

**Insert Date of SBC
Review Date**

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant¹	Estimated Maximum Total Facilities Grant¹
Feasibility Study Agreement				
<i>OPM Feasibility Study</i>	\$125,000	\$0	\$125,000	
<i>A&E Feasibility Study</i>	\$425,000	\$0	\$425,000	
<i>Environmental & Site</i>	\$150,000	\$0	\$150,000	
<i>Other</i>	\$75,000	\$0	\$75,000	
Feasibility Study Agreement Subtotal	\$775,000	\$0	\$775,000	\$494,295
Administration				
Legal Fees	\$120,000	\$120,000	\$0	\$0
Owner's Project Manager				
<i>Design Development</i>	\$400,000	\$0	\$400,000	
<i>Construction Contract Documents</i>	\$400,000	\$0	\$400,000	
<i>Bidding</i>	\$120,000	\$0	\$120,000	
<i>Construction Contract Administration</i>	\$1,725,862	\$0	\$1,725,862	
<i>Closeout</i>	\$80,000	\$0	\$80,000	
<i>Extra Services</i>	\$100,000	\$0	\$100,000	
<i>Reimbursable & Other Services</i>	\$40,000	\$0	\$40,000	
<i>Cost Estimates</i>	\$100,000	\$0	\$100,000	
<i>Advertising</i>	\$20,000	\$0	\$20,000	
<i>Permitting</i>	\$50,000	\$0	\$50,000	
<i>Owner's Insurance</i>	\$120,000	\$0	\$120,000	
<i>Other Administrative Costs</i>	\$100,000	\$0	\$100,000	
Administration Subtotal	\$3,375,862	\$120,000	\$3,255,862	\$2,076,589
Architecture and Engineering				
Basic Services				
<i>Design Development</i>	\$1,700,000	\$0	\$1,700,000	
<i>Construction Contract Documents</i>	\$3,000,000	\$0	\$3,000,000	
<i>Bidding</i>	\$500,000	\$0	\$500,000	
<i>Construction Contract Administration</i>	\$2,320,320	\$0	\$2,320,320	
<i>Closeout</i>	\$200,000	\$0	\$200,000	
<i>Other Basic Services</i>	\$0	\$0	\$0	
Basic Services Subtotal	\$7,720,320	\$0	\$7,720,320	
Reimbursable Services				
<i>Construction Testing</i>	\$50,000	\$0	\$50,000	
<i>Printing (over minimum)</i>	\$80,000	\$0	\$80,000	
<i>Other Reimbursable Costs</i>	\$180,000	\$0	\$180,000	
<i>Hazardous Materials</i>	\$140,000	\$0	\$140,000	
<i>Geotech & Geo-Env.</i>	\$180,000	\$0	\$180,000	
<i>Site Survey</i>	\$60,000	\$0	\$60,000	
<i>Wetlands</i>	\$80,000	\$0	\$80,000	
<i>Traffic Studies</i>	\$120,000	\$0	\$120,000	
Architectural/Engineering Subtotal	\$8,610,320	\$0	\$8,610,320	\$5,491,662
CM & Risk Preconstruction Services				
<i>Pre-Construction Services</i>	\$950,000	\$0	\$950,000	\$605,910
Site Acquisition				
<i>Land / Building Purchase</i>	\$0	\$0	\$0	
<i>Appraisal Fees</i>	\$0	\$0	\$0	
<i>Recording fees</i>	\$0	\$0	\$0	
Site Acquisition Subtotal	\$0	\$0	\$0	\$0
Construction Costs				
SUBSTRUCTURE				
<i>Foundations</i>	\$1,755,226	\$0		
<i>Basement Construction</i>	\$809,412	\$0		
SHELL				
<i>SuperStructure</i>	\$5,472,320	\$0		
<i>Exterior Closure</i>	\$0	\$0		
<i>Exterior Walls</i>	\$4,393,998	\$0		
<i>Exterior Windows</i>	\$2,673,824	\$0		
<i>Exterior Doors</i>	\$86,520	\$0		
<i>Roofing</i>	\$2,172,020	\$0		
INTERIORS				
<i>Interior Construction</i>	\$5,699,535	\$0		
<i>Staircases</i>	\$466,021	\$0		
<i>Interior Finishes</i>	\$3,773,660	\$0		
SERVICES				
<i>Conveying Systems</i>	\$150,000	\$0		
<i>Plumbing</i>	\$2,401,420	\$0		
<i>HVAC</i>	\$7,718,850	\$0		
<i>Fire Protection</i>	\$789,038	\$0		
<i>Electrical</i>	\$6,346,610	\$0		
EQUIPMENT & FURNISHINGS				
<i>Equipment</i>	\$575,000	\$0		
<i>Furnishings</i>	\$1,229,335	\$0		
SPECIAL CONSTRUCTION & DEMOLITION				
<i>Special Construction</i>		\$0		
<i>Existing Building Demolition</i>	\$431,226	\$0		
<i>In-Bldg. Hazardous Material Abatement</i>	\$1,005,000	\$0		

Total Project Budget

**Town of Northbridge W. Edward Balmer Elementary
School - Option C3.1b - PreK-5**

School Building Committee Reviewed on:

**Insert Date of SBC
Review Date**

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant¹	Estimated Maximum Total Facilities Grant¹
Asbestos Cont'g Floor Mat'l Abatement	\$180,000	\$180,000		
Other Hazardous Material Abatement	\$0	\$0		
BUILDING SITEWORK				
Site Preparation	\$2,286,615	\$3,214,178		
Site Improvements	\$3,302,152	\$0		
Site Civil / Mechanical Utilities	\$1,116,434	\$0		
Site Electrical Utilities	\$230,000	\$0		
Other Site Construction	\$0	\$0		
Scope Excluded Site Cost		\$0		
Construction Trades Subtotal	\$55,064,216	\$3,394,178		
Contingencies (Design and Pricing)	\$9,002,999	\$554,948		
D/B/B Sub-Contractor Bonds	\$0	\$0		
GMP Bonds	\$690,230	\$42,546		
GMP General Conditions	\$4,320,000	\$266,286		
GMP General Requirements	\$2,760,920	\$170,184		
GMP Insurance	\$1,207,902	\$74,456		
GMP Fee	\$2,070,690	\$127,638		
GMP Contingency	\$1,380,460	\$85,092		
Escalation to Mid-Point of Construction	\$4,955,779	\$305,476		
Overall Excluded Construction Cost		\$17,188,379		
Construction Budget	\$81,453,196	\$22,209,183	\$59,244,013	\$37,785,831
Alternates				
Ineligible Work Included in the Base Project	\$0	\$0	\$0	
Alternates Included in the Total Project Budget	\$0	\$0	\$0	
Alternates Excluded from the Total Project Budget	\$0		\$0	
Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0
Miscellaneous Project Costs				
Utility Company Fees	\$280,000	\$0	\$280,000	
Testing Services	\$300,000	\$0	\$300,000	
Swing Space / Modulers	\$0	\$0	\$0	
Other Project Costs (Mailing & Moving)	\$200,000	\$200,000	\$0	
Misc. Project Costs Subtotal	\$780,000	\$200,000	\$580,000	\$369,924
Furnishings and Equipment				
Furnishings	\$1,648,000	\$412,000	\$1,236,000	
Equipment	\$1,854,000	\$618,000	\$1,236,000	
Computer Equipment	\$0	\$0	\$0	
FF&E Subtotal	\$3,502,000	\$1,030,000	\$2,472,000	\$1,576,642
Soft Costs that exceed 20% of Construction Cost		\$0		
Project Budget	\$99,446,377	\$23,559,183	\$75,887,194	\$48,400,853

Board Authorization	
Design Enrollment	1,030
Total Building Gross Floor Area (GSF)	171,530
Total Project Budget (excluding Contingencies)	\$99,446,377
Scope Items Excluded or Otherwise Ineligible	\$23,559,183
Third Party Funding (Ineligible)	\$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$75,887,194
Reimbursement Rate	63.78%
Est. Max. Total Facilities Grant (before recovery) ¹	\$48,400,853
Cost Recovery ²	\$0
Estimated Maximum Total Facilities Grant ¹	\$48,400,853

59.21 Reimbursement Rate Before Incentive Points

4.57 Total Incentive Points

63.78% MSBA Reimbursement Rate

NOTES

This template was prepared by the MSBA as a tool to assist Districts and consultants in understanding MSBA policies and practices regarding potential impact on the MSBA's calculation of a potential Basis of Total Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations which the MSBA may use in determining whether items are eligible for reimbursement by the MSBA. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimates generated by the District using this template.

1. Does not include any potentially eligible contingency funds and is subject to review and audit by the MSBA.

Construction Contingency ³	\$4,072,660
Ineligible Construction Contingency ³	\$3,258,128
"Potentially Eligible" Construction Contingency ³	\$814,532
Owner's Contingency ³	\$1,629,064
Ineligible Owner's Contingency ³	\$0
"Potentially Eligible" Owner's Contingency ³	\$1,629,064
Total Potentially Eligible Contingency ³	\$2,443,596
Reimbursement Rate	63.78%
Potential Additional Contingency Grant Funds ³	\$1,558,525
Maximum Total Facilities Grant	\$49,959,378
Total Project Budget	\$105,148,101

2. The proposed demolition of the ____ School is expected to result in the MSBA recovering a portion of state funds previously paid to the District for the ____ project at the existing facilities completed in _____. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimated cost recovery generated by the District and its consultants using this template.

3. Pursuant to Section 3.20 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.

----- Forwarded message -----

From: "Edward Orazine" <eorazine@gmail.com>

Date: Mar 21, 2018 5:21 PM

Subject: Community Forum Mar 12, 2018

To: <abc@nps.org>

Hi,

Following up on a couple items from the forum. We appreciate the opportunity to attend and review the progress. There are some general questions on how this fits in the whole plan for the town. We know there are other needs and requirements and the other schools will need their own upgrades in the coming years. It was quickly jumped to the \$100 million new school option (noting the state will pick up a portion of 59%). The renovation option of \$53 million with that picked up by the state with some sort of addition may have been more practical. Then understanding the progress to date, and related to the discussion in the meeting there should be an effort to improve the design to meet the goals of the town.

- It seems the awnings may be nice, but could be traded for sun shades, and the potential rain cover over the walkway to allow a bigger drop off. After a couple years the awnings probably will be less and less useful, and a big concern in town in general is maintenance. Then the glass stairs and the glass walls should be reviewed. (There are examples where while the plan for glass has some good intentions, the significant glass may result in other costs, including more maintenance for the exterior glass areas on the stair towers and such. Maybe it can be optimized some.)
- Then as in the discussion the multiple angles and such add cost, so straightening out the building to reflect the historic architecture of the local mills fulfills multiple goals.
- Any design and costs for the design should address maintenance. Even a new building that has multiple new services and systems likely will have a significant maintenance budget in order to maintain efficiencies.
- Has anyone studied the impact on the local residential streets of the increased traffic. Will traffic lights be added for any for the impacted roads? Also how will the traffic work with walking traffic? Now that traffic to Balmer will be increased.
- It was mentioned the cost of the school reflects a 50 year life span, but what is it that makes it 50 years? Also, does designing for a more reasonable time period help reduce costs such as 40 years or something. Technologies and the town are changing rapidly and modifications will likely be needed prior to 50 years. In general, it would seem the same materials go into the various buildings. A sprinkler in this building is the same as elsewhere in direct material cost, as is duct work and everything else, for example.
- Seems the goals should include a reduced bond time and lower costs in general.
- For other project, where in dealing with other boards in town, there has been concern of added fields and maintenance.
- The designers did note NES is not in that bad of shape so would a smaller Balmer allow renovation of NES and meeting goals. Seems they could build a smaller building off/next to Balmer, and possibly a walkway and re-use Balmer.
- The MSBA has some pre-approved designs and such. Have those been reviewed and incorporated into this design as a way to reduce costs.
- In some ways, the state process increases the overall costs. I know of another community that tended to prefer to self-perform and save costs and not get caught in the state mandates. Have different contracting methods been evaluated?
- Please confirm the state reimbursement. Older articles showed higher reimbursement figures.

We look forward to future meetings with the main item getting to the best value and a practical design that fits the town.

Best Regards,

Ed

Northbridge, MA

W. EDWARD BALMER SCHOOL

NORTHBRIDGE, MA
SCHEMATIC DESIGN

SCHOOL BUILDING
COMMITTEE MEETING

APRIL 3, 2018



Massachusetts School Building Authority
Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities



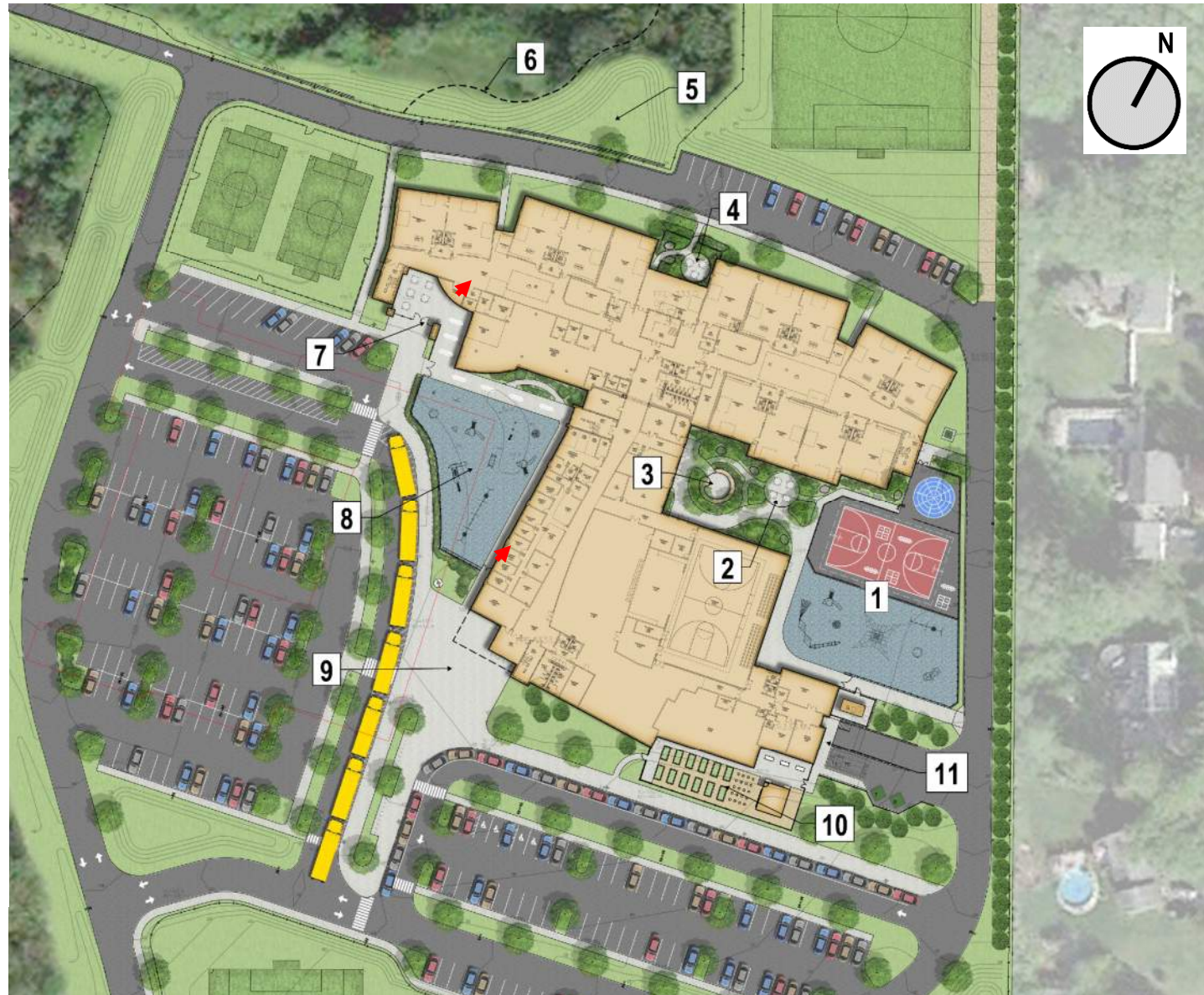
- 
- 1. SITE PLANNING UPDATE**
 - 2. BUILDING DESIGN UPDATE**
 - 3. PRELIMINARY SD ENERGY MODEL AND OPERATING COSTS**
 - 4. SUSTAINABLE DESIGN FEATURES**
 - 5. QUESTIONS, COMMENTS, FEEDBACK**

1.

SITE PLANNING UPDATE

SITE FEATURES

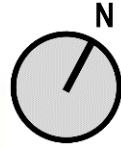
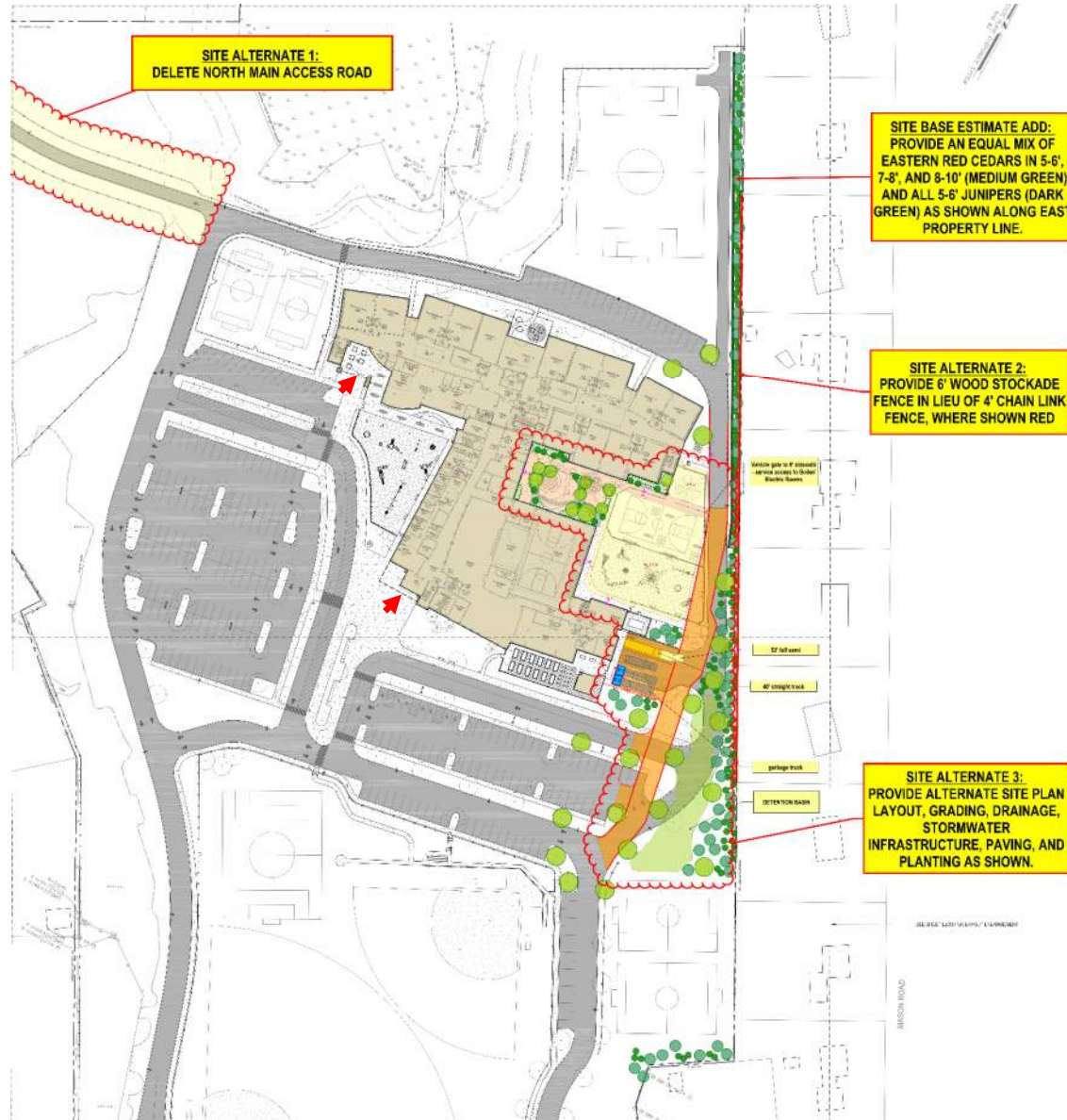
1. Grade 3-5 playground
2. Informal garden
3. Outdoor Classroom
4. Outdoor learning space
5. Stormwater retention
6. Nature Trail (future)
7. Covered portico
8. PK-2 Playground
9. Entry Plaza
10. Children's Gardens
11. Service Yard



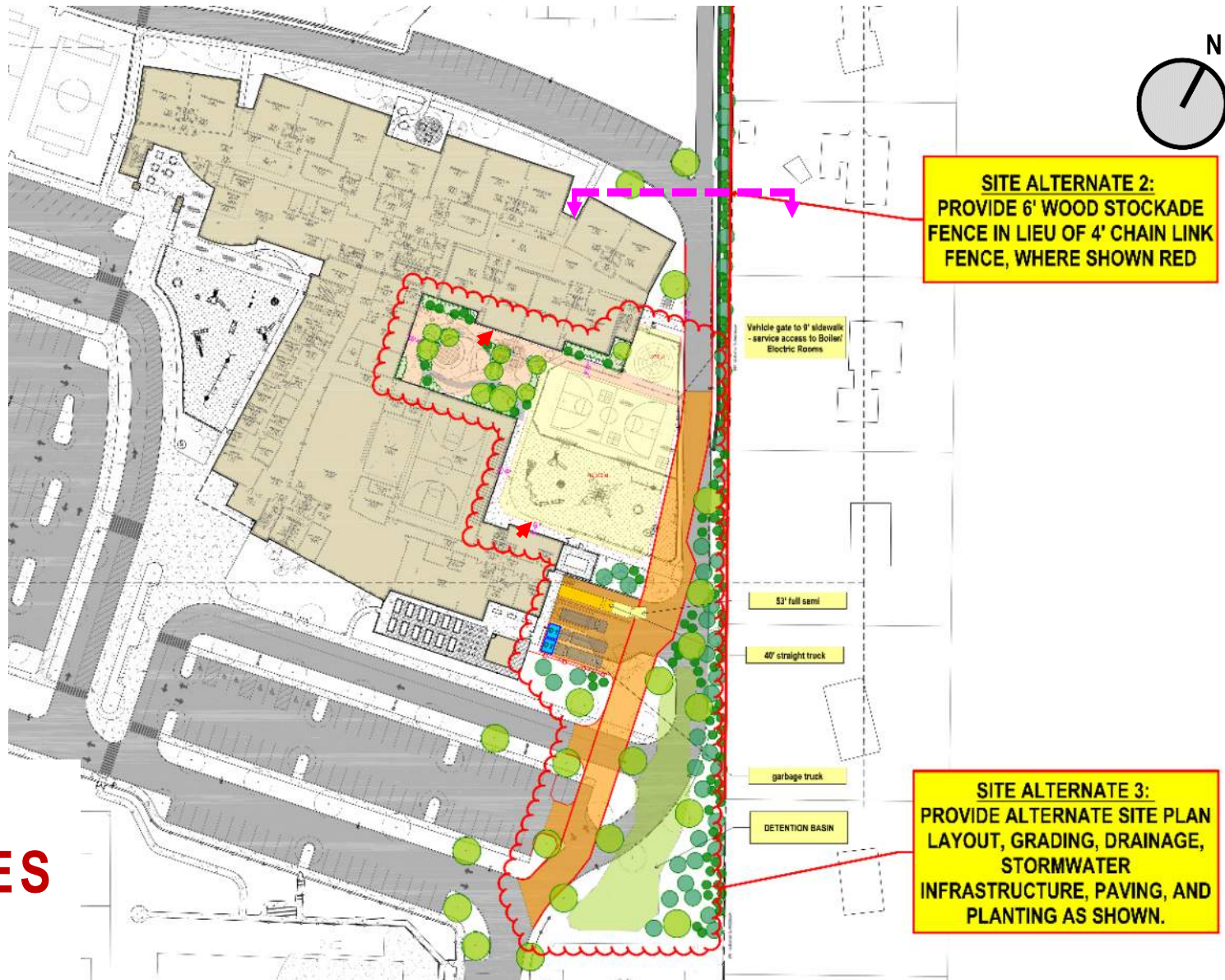
SITE ALTERNATES

1. Delete north main access road
2. Provide 6' wood stockade fence in lieu of 4' black chain link fence.
3. Provide alternate site plan road layout as shown.

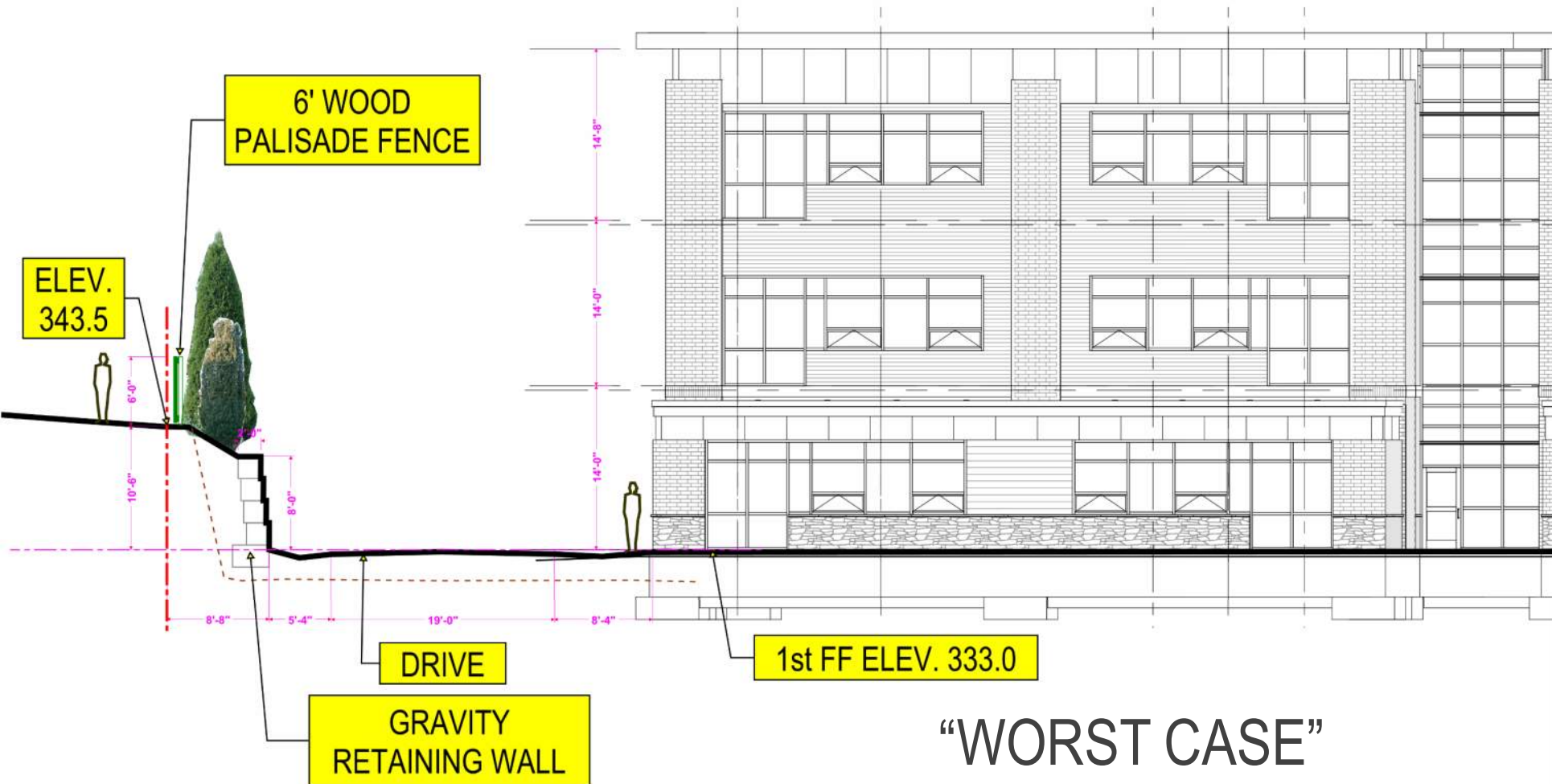
Base estimate clarification –
include dense plantings along
east property line



SITE ALTERNATES (Detail)



EAST PROPERTY LINE – SITE SECTION



SITE PLANNING



2.1

**BUILDING DESIGN:
EXTERIOR IMAGERY**

DESIGN THEMES:

- Historical references to larger-scale Northbridge buildings
- “WOVEN”
- Spirit of 21st Century Arts and Technology emerging from the structure of the old: Heavy Structure with Lightweight Infill



VIEW FROM SOUTHWEST SITE ENTRANCE



AERIAL VIEW FROM SOUTHWEST



ENTRY VIEW FROM SOUTHWEST



ENTRY VIEW FROM WEST PARKING LOT



VIEW OF EARLY EDUCATION ENTRANCE



VIEW OF MAKER SPACE – NORTH FACADE



VIEW OF NORTH FACADE



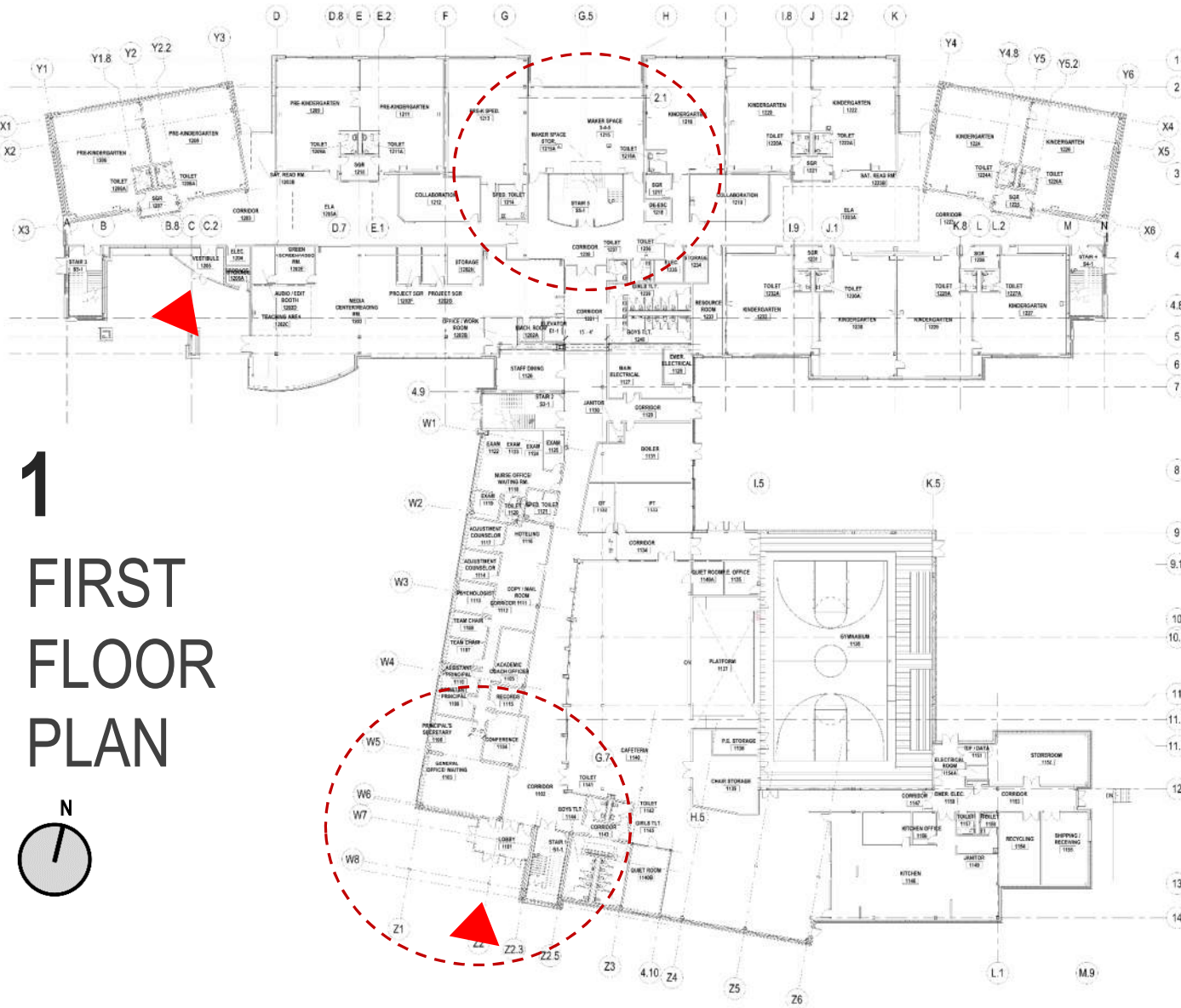
AERIAL VIEW OF COURTYARD - EAST



AERIAL VIEW FROM SOUTHEAST

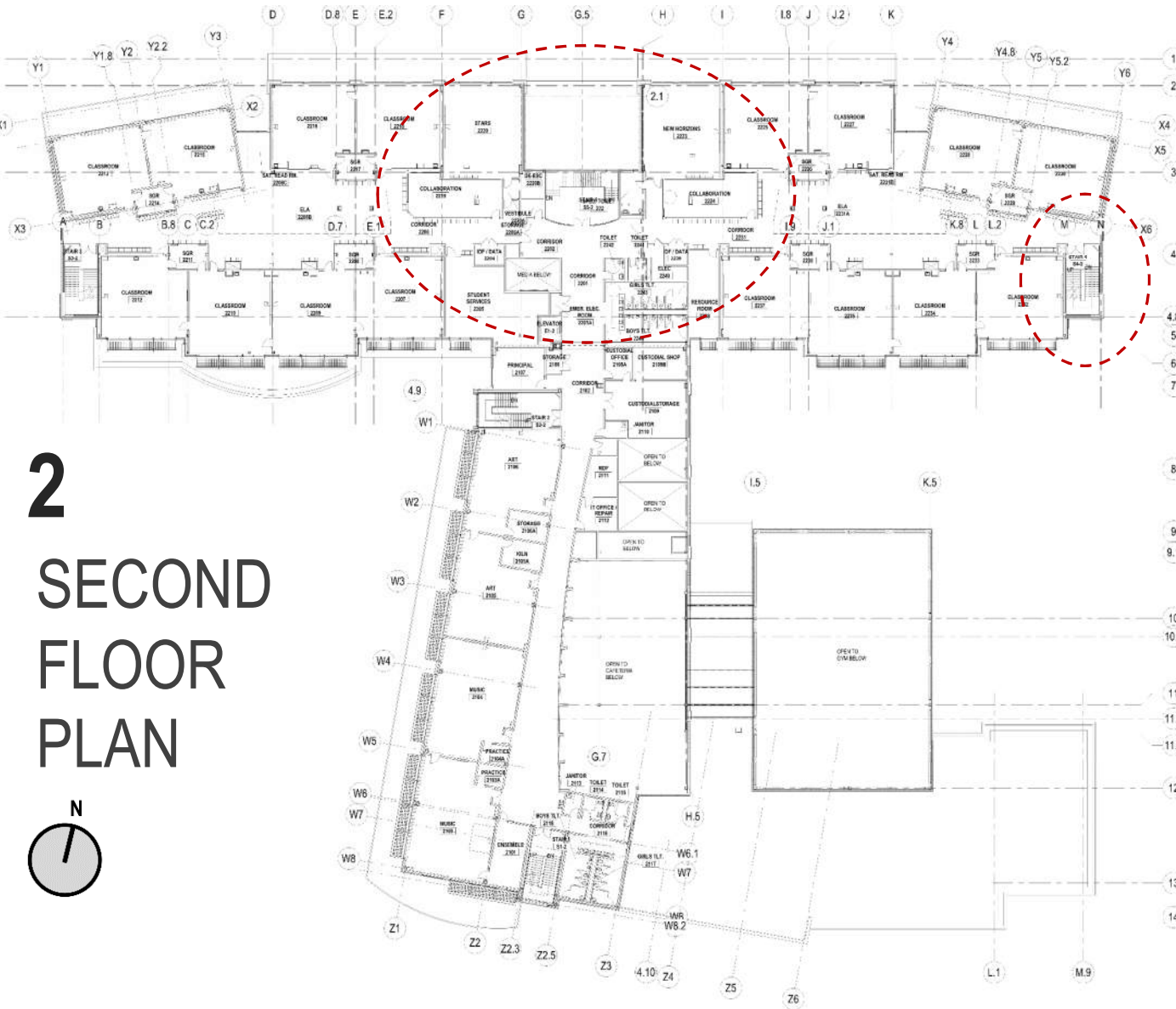
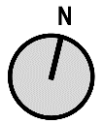
2.2

**BUILDING DESIGN:
PLAN UPDATES**



- Central Stair 5 adjustments
- Entry vestibule right-sized
- Entry canopy columns placed
- Continued nip and tuck to conform to program GSF

2 SECOND FLOOR PLAN



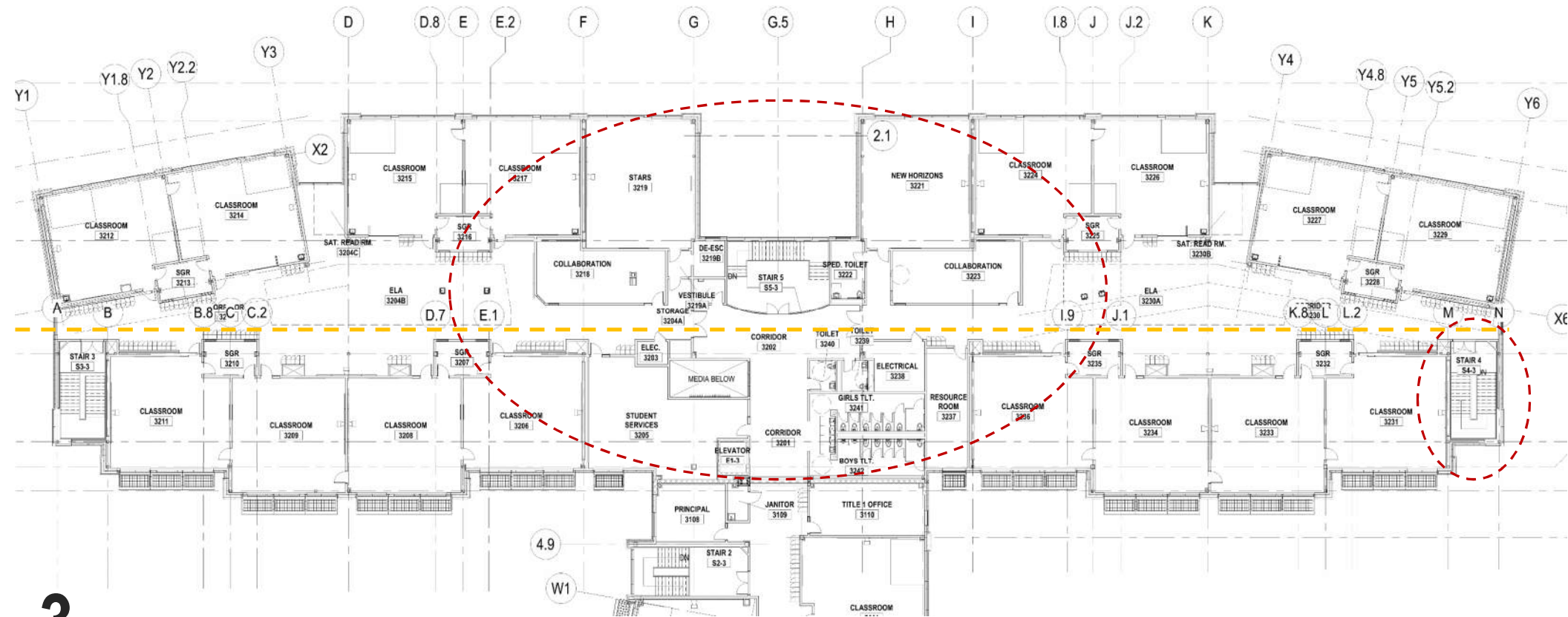
- Central Stair 5 adjustments
- Flipped circulation for STARS and New Horizons spaces – now within grade-level communities
- Continued nip and tuck to conform to program GSF – 8” slice out of north wing
- Stairs 3 and 4 grew by inches



2

SECOND FLOOR PLAN - DETAIL





3 THIRD FLOOR PLAN - DETAIL

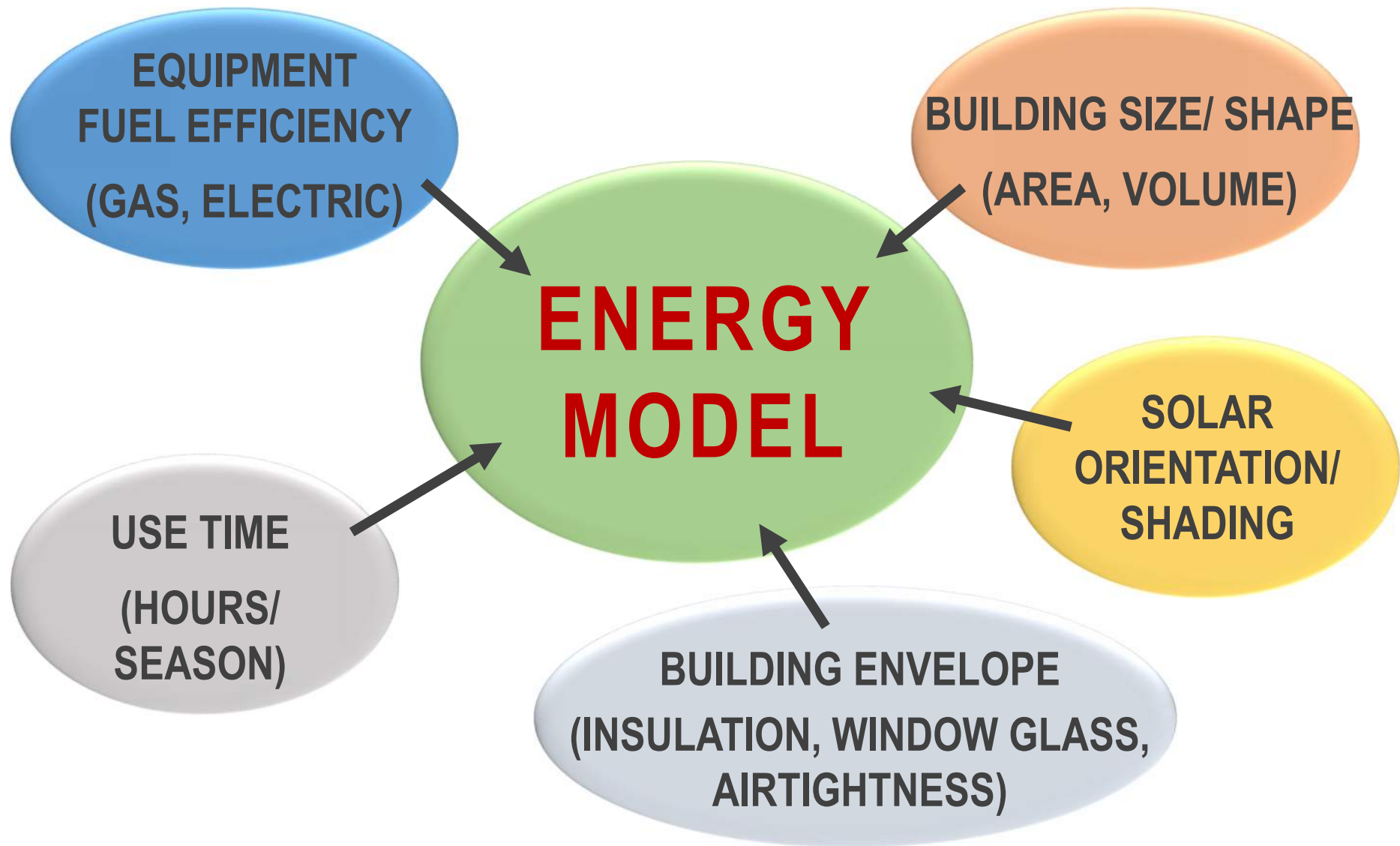


3 PRELIMINARY SD ENERGY MODEL AND OPERATING COSTS



GARCIA • GALUSKA • DESOUSA
Consulting Engineers Inc.

370 Faunce Corner Road, Dartmouth, MA 02747-1217



EUI \approx MPG

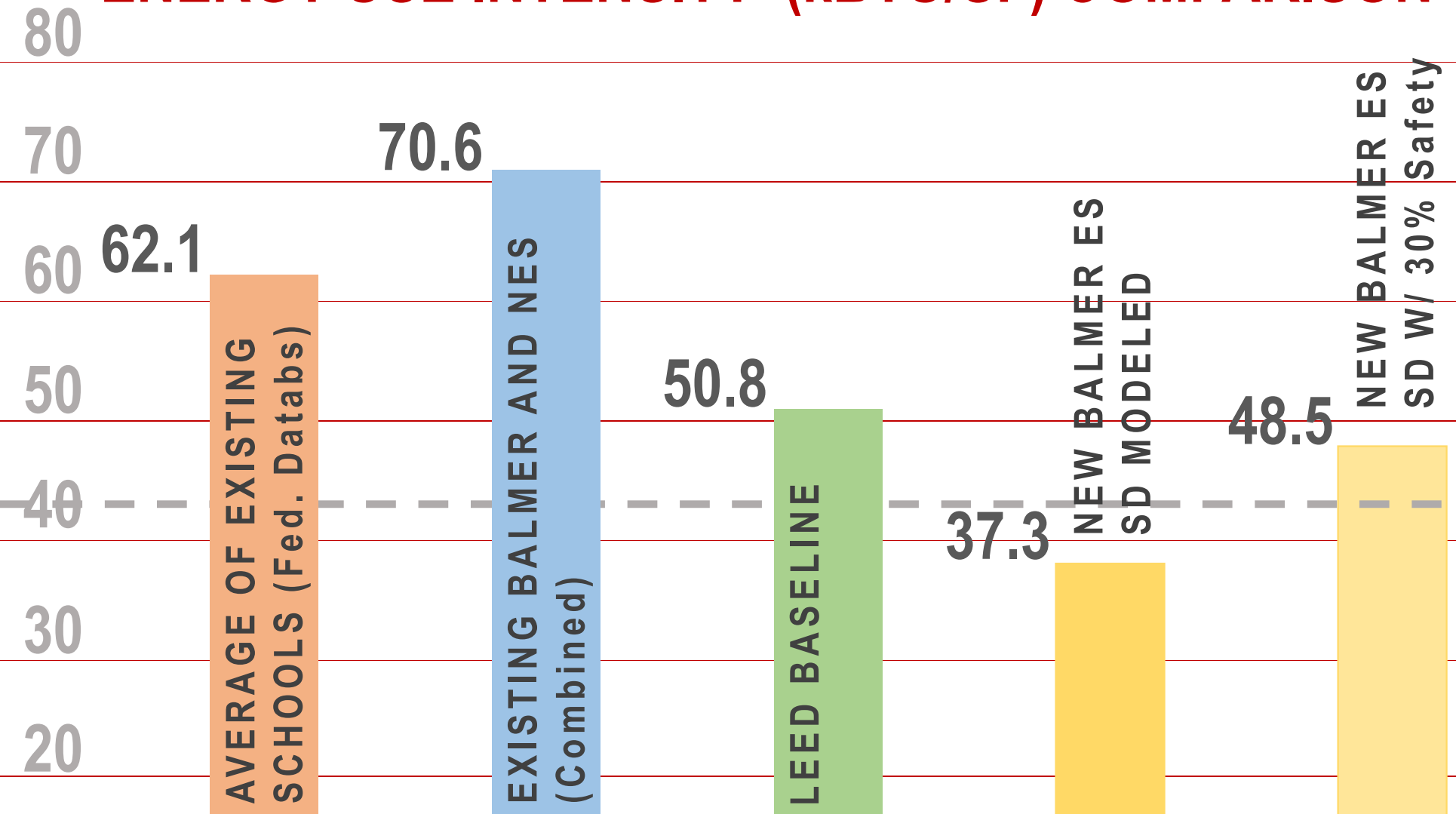
ENERGY USE INTENSITY

(kBTU/ square foot)

- Total Energy Used / Building Area
- An approximate way to compare building efficiency or performance



ENERGY USE INTENSITY (kBTU/SF) COMPARISON



LCCA

LIFE CYCLE COST ANALYSIS

30-Year Study Duration/Payback Horizon

Looks at:

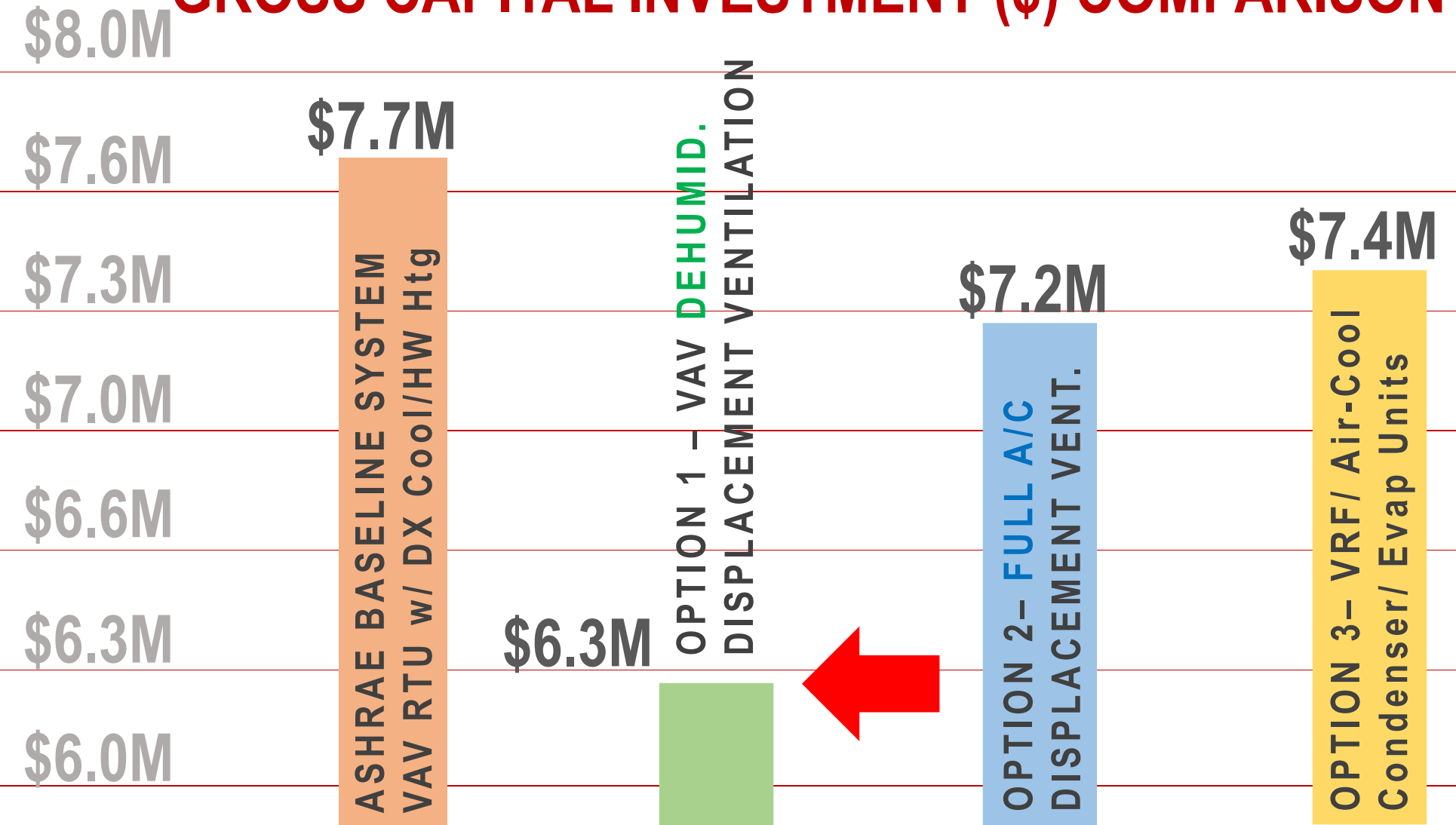
- Initial Capital Investment
- Annual Fuel Costs (Gas & Electric)
- Annual Maintenance Costs

To determine:

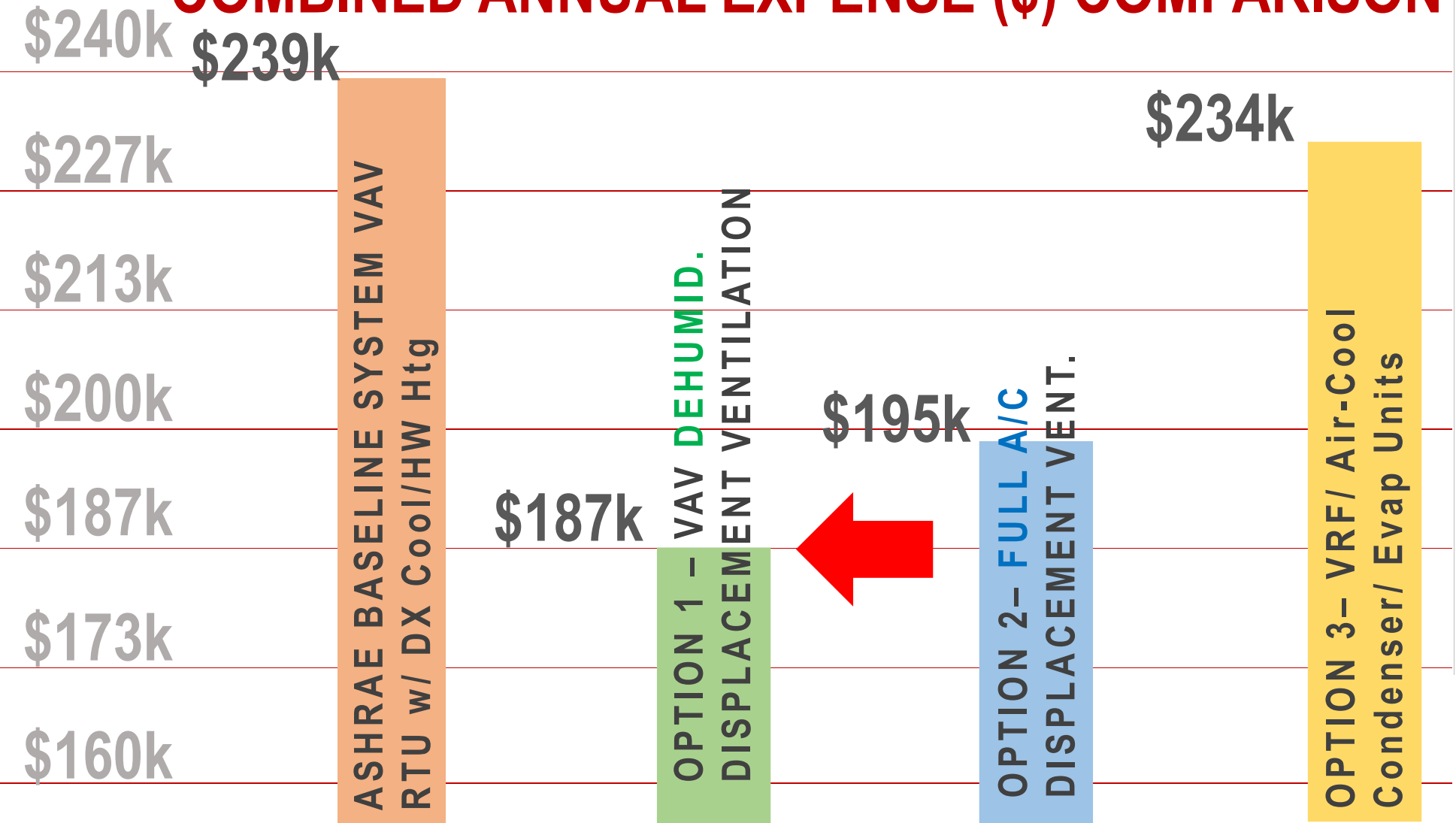
- Total Life-Cycle Savings (or Cost)
- Payback Period (Years)



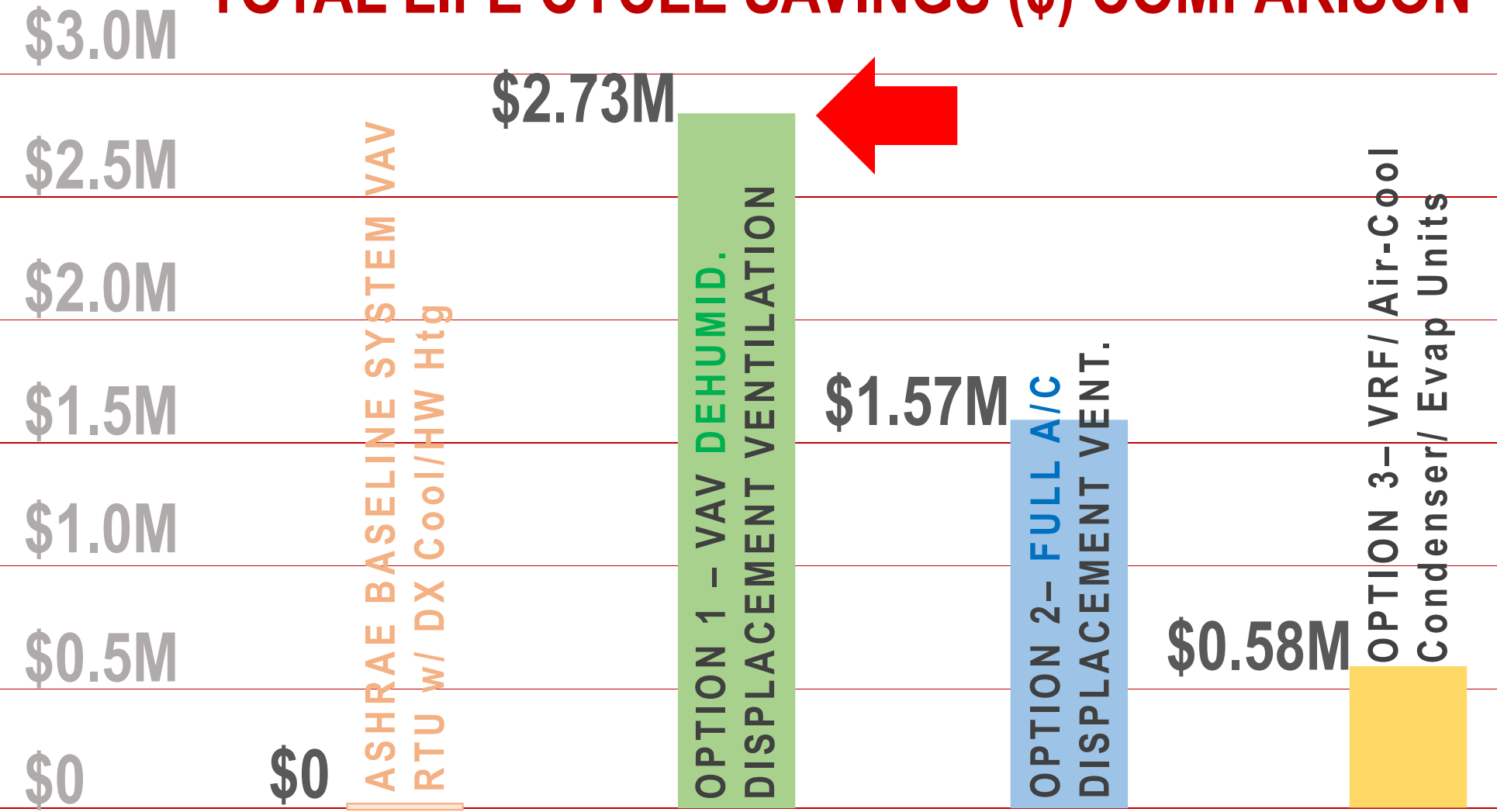
GROSS CAPITAL INVESTMENT (\$) COMPARISON



COMBINED ANNUAL EXPENSE (\$) COMPARISON



TOTAL LIFE CYCLE SAVINGS (\$) COMPARISON



BEST VALUE

DISPLACEMENT VENTILATION w/ VAV, DEHUMIDIFICATION OPTION 1

- Lowest Initial Capital Investment
- Lowest Annual Fuel Costs
- Tied for Lowest Annual Maintenance Cost
- Highest Life-Cycle Savings
- “Instant” Payback on Investment
- Low environmental footprint
- Better Indoor Air Quality
- Superior Thermal Comfort
- Good Controllability
- Advanced system without being needlessly complex



MODELED ENVELOPE OPTIONS

1. BETTER GLAZING - ADD \$212,780

- SHGC 0.27 IN LIEU OF 0.39


2. MORE ROOF INSULATION - ADD \$100,360

- R-40 IN LIEU OF R-34
- Neither option costed out (potential savings exceeded 30-year payback period)
- Neither option changed sizing of mechanical equipment
- Shows that base envelope design is already quite robust
- Point of diminishing returns



A large, dark gray, stylized letter 'Q' with a thick stroke and a short tail.

Asked at Forum #3

A small, solid dark gray square.

Q.: What is the [modeled] energy cost to operate the new building as compared to the energy cost to operate the existing buildings, Balmer and NES combined?

A.: See below....

EXISTING VERSUS NEW BUILDING: ANNUAL OPERATING COST COMPARISON

BUILDING	AREA (GSF)	COMBINED UTILITY COST (GAS + ELECTRIC)	ESTIMATED EXPENSE INCREASE (Delta)	ESTIMATED ANNUAL MAINT. COST
EXISTING BALMER + NES	128,431 GSF	\$130,870	-	\$31,100
PROPOSED (DESIGN) BUILDING	167,352 GSF	\$197,323	\$66,453	\$37,000



4

**SUSTAINABLE
DESIGN
FEATURES
UPDATE**

LEED EAc3 – OPTIMIZE ENERGY PERFORMANCE

- Modeled Building shows a 33.2% energy savings, compared with Baseline Building
- MSBA minimum is 16% savings
- Translates to 13 points – we were targeting 11
- Conservative Approach – keep 11 in YES column, 2 in Maybe column



CURRENT LEED STATUS

Yes	No
45	33
	32

Project Totals (Certification Estimates) 110

Certified: 40-49 points, Silver: 50-59 points, Gold: 60-79 points, Platinum: 80+ points

Project Goal(s)	LEED v4 BD+C NC Silver minimum
Activity Over the 2 Last Months	Reviewed MSBA Preferred Schematic Report. Participated in SD Phase Consultants Kickoff Meeting on January 17, 2018. Updated LEED-S v4 Scorecard based on additional project data and after meeting.
Planned Activity Over the Next Month	Work with team to identify LEED credit documentation responsibilities. Facilitate team to complete LEED Integrative Process and Site Assessment worksheets and OPR document.

SUSTAINABLE DESIGN FEATURES

				Yes	No		
				1	0	0	Integrative Process
D		1					IPc1 Integrative Process
				Yes	No		
				0	3	12	Location & Transportation
D							LTc1 LEED for Neighborhood Development Location
D						1	LTc2 Sensitive Land Protection
D						2	LTc3 <u>High Priority Site</u>
D						5	LTc4 <u>Surrounding Density and Diverse Uses (RP@4)</u>
D						4	LTc5 Access to Quality Transit
D							
D		1					LTc6 Bicycle Facilities
D		1					LTc7 Reduced Parking Footprint
D		1					LTc8 Green Vehicles



SUSTAINABLE DESIGN FEATURES

		Yes	No		
		4	4	4	Sustainable Sites
C	Y				SSp1 Construction Activity Pollution Prevention
D	Y				SSp2 Environmental Site Assessment
D	1				SSc1 Site Assessment
D		2			SSc2 Site Development - Protect or Restore Habitat
D	1				SSc3 Open Space
D				3	SSc4 <u>Rainwater Management</u>
D		2			SSc5 Heat Island Reduction
D	1				SSc6 Light Pollution Reduction
D				1	SSc7 Site Master Plan
D	1				SSc8 Joint Use of Facilities



SUSTAINABLE DESIGN FEATURES

		Yes	No			
		5	1	6		Water Efficiency
D	Y				WEp1	Outdoor Water Use Reduction, 30%
D	Y				WEp2	Indoor Water Use Reduction, 20%
D	Y				WEp3	Building-level Water Metering
D	2				WEc1	<u>Outdoor Water Use Reduction</u>
D	2	1	4		WEc2	Indoor Water Use Reduction 1 (25%), 2 (30%),3 (35%),4 (40%)
D				2	WEc3	Cooling Tower Water Use
D	1				WEc4	Water Metering



SUSTAINABLE DESIGN FEATURES

		Yes	No		
		16	9	6	Energy & Atmosphere
C	Y				EAp1 Fundamental Commissioning and Verification
D	Y				EAp2 Minimum Energy Performance
D	Y				EAp3 Building-level Energy Metering
D	Y				EAp4 Fundamental Refrigerant Management
C	5	1			EAc1 Enhanced Commissioning
D	11	3	2		EAc2 <u>Optimize Energy Performance (RP@8)</u>
				Y	10% Improvement in Energy Performance
				Y	<u>20% Improvement in Energy Performance</u>
				Y	24% Improvement in Energy Performance
				Y	26% Improvement in Energy Performance



SUSTAINABLE DESIGN FEATURES

		Yes	No		
		16	9	6	
		Energy & Atmosphere			
D		1		EAc3	Advanced Energy Metering
C			2	EAc4	Demand Response
D		3		EAc5	<u>Renewable Energy Production</u> 1 (1%), <u>2 (5%)</u> ,3 (10%)
D		1		EAc6	Enhanced Refrigerant Management
C		2		EAc7	Green Power and Carbon Offsets
					M+ 50% Total Energy by RECs &/or Offsets
					M+ 100% Total Energy by RECs &/or Offsets

SUSTAINABLE DESIGN FEATURES

	Yes 4	No 5		Materials & Resources
D	Y		MRp1	Storage & Collection of Recyclables
C	Y		MRp2	Construction and Demolition Waste Management Planning
C		3	2	MRc1 <u>Building Life-Cycle Impact Reduction (RP@2)</u>
C	1		1	MRc2 Building Product Disclosure & Optimization - Environmental Product Declarations
C	1		1	MRc3 Building Product Disclosure & Optimization - Sourcing of Raw Materials
C	1		1	MRc4 Building Product Disclosure and Optimization - Material Ingredients
C	1	1		MRc5 Construction and Demolition Waste Management



SUSTAINABLE DESIGN FEATURES

		Yes	No		
		8	7	1	
					Indoor Environmental Quality
D	Y				IEQp1 Minimum IAQ Performance
D	Y				IEQp2 Environmental Tobacco Smoke (ETS) Control
D	Y				IEQp3 Minimum Acoustical Performance
D	2				IEQc1 Enhanced IAQ Strategies
C	1	2			IEQc2 Low-Emitting Materials
					Y Three of seven categories (or 4 w/ furniture)
					M Five of seven categories (or 6 w/ furniture)
					M Six of seven categories (or 7 w/ furniture)
C	1				IEQc3 Construction IAQ Management Plan
C	2				IEQc4 IAQ Assessment
D		1			IEQc5 Thermal Comfort
D	1	1			IEQc6 Interior Lighting
D		3			IEQc7 Daylight
D	1				IEQc8 Quality Views
D				1	IEQc9 Acoustic Performance



SUSTAINABLE DESIGN FEATURES

	5	1	0		Innovation
D	1			IDc1	Innovation in Design: To be determined (EB:O&M Starter Kit?)
D	1			IDc2	Innovation in Design: TBD (Green Building Education?)
D	1			IDc3	Innovation in Design: TBD
C		1		IDc4	Innovation in Design: TBD
C	1			IDc5	Innovation in Design: TBD (Pilot Credit)
C	1			IDc6	LEED Accredited Professional

Yes	No			
<u>2</u>	<u>2</u>	<u>0</u>		Regional Priority for 01588 (credits have been underlined)
<u>1</u>			RPc1	LTc3, LTc4, WEc1 , EAc2, EAc5, MRc1
<u>1</u>			RPc2	LTc3, LTc4, WEc1, EAc2 , EAc5, MRc1
	<u>1</u>		RPc3	LTc3, LTc4, WEc1, EAc2, EAc5 , MRc1
	<u>1</u>		RPc4	LTc3, LTc4, WEc1, EAc2, EAc5, MRc1





***Thank you
for your
attention!***

***Questions?
Comments?***

DESIGNER AND OPM Fees [ON OR AFTER JANUARY 1, 2014]
Elementary Schools

Information as of:
February 2018
Board Meeting

The information and data contained in this spreadsheet is based on the MSBA's review of contracts and other documentation provided by cities, towns, and regional school districts, may include a preliminary review of scope exclusions and is intended for informational purposes only. The data may have changed based on actual construction bids or contract amendments, for example, and the MSBA shall have no responsibility or duty to update any of the information contained therein. Please contact the Districts for exact information. The MSBA hereby disclaims any and all liability and responsibility that may arise in connection with the information contained in this spreadsheet. All costs identified are subject to review and audit by the MSBA and may not be eligible for reimbursement by the MSBA.

The information and data contained in this spreadsheet is based on the MSBA's review of contracts and other documentation provided by cities, towns, and regional school districts, may include a preliminary review of scope exclusions and is intended for informational purposes only. The data may have changed based on actual construction bids or contract amendments, for example, and the MSBA shall have no responsibility or duty to update any of the information contained therein. Please contact the Districts for exact information. The MSBA hereby disclaims any and all liability and responsibility that may arise in connection with the information contained in this spreadsheet. All costs identified are subject to review and audit by the MSBA and may not be eligible for reimbursement by the MSBA.

Date Board Approved			Nov-12		Mar-13		Mar-13		Oct-13		Jan-14		Mar-14		Mar-14		Jan
District	Hingham		South Hadley		Chicopee		Revere		Athol-Royalston		Gloucester		Milford		Northborough		Worc
School Name	Hingham ES		Plains ES		Chicopee Academy		Staff Sergeant James J. Hill School		Riverbend		West Parish		Woodland		Lincoln Street		Nelson
Project Type	Core Program		Core Program		Core Program		Core Program		Core Program		Core Program		Core Program		Core Program		Core Pi
Project Scope	New Construction		New Construction		Renovation		New Construction		New Construction		New Construction		New Construction		Addition / Renovation		New Con
Enrollment			270		825		690		545		355		985		270		60
GSF			63,377		176,425		103,650		95,726		65,679		132,539		52,920		111,
Assumed Start of Construction			May-14		Apr-14		Jan-14		Nov-14		Sep-14		Mar-15		Apr-15		Jul
OPM	KBA/Mary Mahoney Partnership		Arcadis U.S., Inc.		Arcadis U.S., Inc.		Hill International Company		Symmes Maini & McKee Associates		Knight, Bagge & Anderson Inc.		Joslin, Lesser + Associates Inc.		Colliers International		Tishman Construct M
Designer			Jones Whitsett Architects, Inc.		Caolo & Bieniek Associates, Inc.		Drumme y Rosane Anderson, Inc.		Mount Vernon Group Architects, Inc.		Dore & Whittier Architects, Inc.		HMFH Architects, Inc.		Lamoureux Pagano & Associates, Inc.		Lamoureux Pagano
Cost Estimator			Project Management & Cost		VJ Associates of New England		CostPro, Inc.		Project Management & Cost		Project Management & Cost		Project Management & Cost		A M Fogarty & Associates Inc.		A M Fogarty & ,
Description	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost
Designer			Jones Whitsett Architects, Inc.		Caolo & Bieniek Associates, Inc.		Drumme y Rosane Anderson, Inc.		Mount Vernon Group Architects, Inc.		Dore & Whittier Architects, Inc.		HMFH Architects, Inc.		Lamoureux Pagano & Associates, Inc.		Lamoureux Pagano In
Basic Services																	
Feasibility Study	\$251,710	1.17%	\$599,000	2.78%	\$481,350	1.56%	\$450,000	1.33%	\$296,000	0.84%	\$365,000	1.22%	\$548,677	1.13%	\$345,000	1.89%	\$635,128
Design Development	\$563,083	2.62%	\$570,000	2.64%	\$562,545	1.83%	\$631,800	1.86%	\$620,000	1.76%	\$680,000	2.27%	\$1,300,000	2.69%	\$381,500	2.09%	\$1,029,665
Construction Contract Documents	\$415,823	1.93%	\$570,000	2.64%	\$844,975	2.75%	\$1,274,500	3.76%	\$1,100,000	3.13%	\$850,000	2.83%	\$1,740,000	3.60%	\$915,000	5.02%	\$1,912,235
Bidding	\$59,403	0.28%	\$120,000	0.56%	\$83,340	0.27%	\$157,950	0.47%	\$170,000	0.48%	\$100,000	0.33%	\$169,000	0.35%	\$55,000	0.30%	\$80,600
Construction Contract Administration	\$297,016	1.38%	\$390,000	1.81%	\$690,580	2.24%	\$750,260	2.21%	\$830,000	2.36%	\$1,205,645	4.02%	\$1,040,000	2.15%	\$473,850	2.60%	\$957,125
Closeout			\$26,000	0.12%	\$55,560	0.18%	\$39,490	0.12%	\$40,000	0.11%	\$150,000	0.50%	\$96,000	0.20%	\$20,150	0.11%	\$50,375
Other Basic Services					\$78,000	0.25%			\$185,000	0.53%	\$40,835	0.14%					\$65,000
Subtotal Designer Basic Services	\$1,587,035	7.37%	\$2,275,000	10.55%	\$2,796,350	9.09%	\$3,304,000	9.75%	\$3,241,000	9.21%	\$3,391,480	11.31%	\$4,893,677	10.11%	\$2,190,500	12.02%	\$4,730,128
Reimbursable Services																	
Construction Testing			\$70,000	0.32%	\$24,000	0.08%	\$65,000	0.19%	\$10,000	0.03%	\$67,000	0.22%					\$75,000
Printing (Over Minimum)	\$35,000	0.16%	\$20,000	0.09%			\$85,000	0.25%	\$40,000	0.11%	\$26,100	0.09%			\$30,000	0.16%	\$10,000
Other Reimbursable Costs	\$20,000	0.09%	\$40,000	0.19%	\$100,000	0.32%	\$30,000	0.09%	\$40,000	0.11%			\$65,000	0.13%	\$6,000	0.03%	\$120,000
Sub-Consultants																	
Hazardous Materials			\$40,000	0.19%	\$75,000	0.24%					\$50,000	0.17%	\$60,000	0.12%	\$60,000	0.33%	\$50,000
Geotech & Geotech Environment	\$39,000	0.18%	\$20,000	0.09%			\$80,000	0.24%	\$80,000	0.23%	\$150,000	0.50%	\$85,000	0.18%	\$14,000	0.08%	\$15,000
Site Survey	\$12,560	0.06%	\$30,000	0.14%			\$15,000	0.04%	\$25,000	0.07%	\$52,470	0.17%			20000	0.11%	\$72,000
Wetlands	\$3,000	0.01%					\$18,000	0.05%	\$15,000	0.04%			\$75,000	0.16%	20000	0.11%	\$9,000
Traffic Studies	\$6,800	0.03%	\$25,000	0.12%			\$12,000	0.04%	\$20,000	0.06%	\$12,070	0.04%	\$30,000	0.06%			
Total Designer Fees	\$1,703,395	7.91%	\$2,520,000	11.69%	\$2,995,350	9.73%	\$3,609,000	10.65%	\$3,471,000	9.86%	\$3,749,120	12.50%	\$5,208,677	10.77%	\$2,340,500	12.84%	\$5,081,128
Owner's Project Manager	KBA/Mary Mahoney Partnership		Arcadis U.S., Inc.		Arcadis U.S., Inc.		Hill International Company		Symmes Maini & McKee Associates		Knight, Bagge & Anderson Inc.		Joslin, Lesser + Associates Inc.		Colliers International		Tishman Construct of I
Feasibility Study	\$16,350	0.08%	\$151,000	0.70%	\$105,000	0.34%	\$250,000	0.74%	\$104,000	0.30%	\$135,000	0.45%	\$199,774	0.41%	\$155,000	0.85%	\$310,872
Design Development	\$6,000	0.03%	\$100,560	0.47%	\$80,000	0.26%	\$26,000	0.08%	\$100,000	0.28%	\$170,110	0.57%	\$91,500	0.19%	\$41,663	0.23%	\$105,000
Construction Contract Documents	\$12,000	0.06%	\$97,850	0.45%	\$100,950	0.33%	\$72,000	0.21%	\$140,000	0.40%	\$213,760	0.71%	\$175,000	0.36%	\$60,766	0.33%	\$108,500
Bidding	\$13,000	0.06%	\$41,250	0.19%	\$30,500	0.10%	\$14,400	0.04%	\$60,000	0.17%	\$24,068	0.08%	\$70,000	0.14%	\$44,231	0.24%	\$42,500
Construction Contract Administration	\$291,750	1.36%	\$520,592	2.41%	\$677,500	2.20%	\$829,000	2.45%	\$755,000	2.15%	\$538,479	1.80%	\$1,125,500	2.33%	\$540,185	2.96%	\$975,000
Closeout			\$55,477	0.26%	\$44,650	0.15%	\$60,000	0.18%	\$60,000	0.17%	\$73,429	0.24%	\$50,500	0.10%	\$64,958	0.36%	\$210,000
Extra Services								3.69	\$40,000	3.46	\$23,996	0.08%		3.53			\$85,000
Other Project Manager Costs	\$56,250	0.26%					\$1,000	0.00%									
Reimbursables & Other Services									\$15,000	0.04%							\$35,000
Cost Estimates			\$40,000	0.19%			\$65,000	0.19%	\$50,000	0.14%	\$40,000	0.13%			\$24,000	0.13%	\$44,000
Total OPM Fees	\$395,350	1.84%	\$1,006,729	4.67%	\$1,038,600	3.37%	\$1,317,400	3.89%	\$1,324,000	3.76%	\$1,218,842	4.06%	\$1,712,274	3.54%	\$930,803	5.11%	\$1,915,872
Total Designer and OPM Fees	\$2,098,745	9.75%	\$3,526,729	16.35%	\$4,033,950	13.11%	\$4,926,400	14.53%	\$4,795,000	13.63%	\$4,967,962	16.56%	\$6,920,951	14.30%	\$3,271,303	17.95%	\$6,997,000
Total Construction Costs	\$21,528,000		\$21,563,821		\$30,776,990		\$33,897,336		\$35,191,363		\$29,995,466		\$48,381,844		\$18,224,600		\$46,546,300

DESIGNER AND OPM Fees [ON OR AFTER JANUARY 1, 2014]
Elementary Schools

Information as of:
February 2018
Board Meeting

The information contained in this spreadsheet is based on the MSBA's review of contracts and other documentation provided by cities, towns, and regional school districts, may include a preliminary review of scope exclusions and is intended for informational purposes only. The data may have changed based on actual construction bids or contract amendments, for example, and the MSBA shall have no responsibility or duty to update any of the information contained therein. Please contact the Districts for exact information. The MSBA hereby disclaims any and all liability and responsibility that may arise in connection with the information contained in this spreadsheet. All costs identified are subject to review and audit by the MSBA and may not be eligible for reimbursement by the MSBA.

The information and data contained in this spreadsheet is based on the MSBA's review of contracts and other documentation provided by cities, towns, and regional school districts, may include a preliminary review of scope exclusions and is intended for informational purposes only. The data may have changed based on actual construction bids or contract amendments, for example, and the MSBA shall have no responsibility or duty to update any of the information contained therein. Please contact the Districts for exact information. The MSBA hereby disclaims any and all liability and responsibility that may arise in connection with the information contained in this spreadsheet. All costs identified are subject to review and audit by the MSBA and may not be eligible for reimbursement by the MSBA.

Date Board Approved	Feb-15	Mar-15		Jun-15		Aug-15		Sep-15		Nov-15		Nov-15		Jan-16		Mar-16	
District	Westchester	Woburn		Brookline		New Bedford		Hopkinton		Carver		Narragansett		Granby		Dedham	
School Name	Place	Wyman		Edward Devotion		John Hannigan		Center		Carver ES		Templeton Center		West St		Early Childhood Center	
Project Type	Program	Core Program		Core Program		Core Program		Core Program		Core Program		Core Program		Core Program		Core Program	
Project Scope	Construction	New Construction		Addition / Renovation		New Construction		New Construction		New Construction		New Construction		Addition / Renovation		New Construction	
Enrollment	400	410		1,010		400		395		750		580		430		200	
GSF	22,256	70,701		227,087		74,056		83,256		112,350		92,735		68,760		50,345	
Assumed Start of Construction	Feb-15	Apr-16		Jul-16		May-16		Dec-16		Sep-16		Oct-16		Feb-17		Sep-17	
OPM	Construction Corporation of MA	Municipal Building Consultants, Inc.		Town Employee		Daedalus Projects Inc		Compass Project Management, Inc.		PMA Construction Services		Colliers International		Colliers International		Construction Monitoring Services, Inc.	
Designer	DiNisco & Associates, Inc.	DiNisco Design Partnership, Limited		HMFH Architects, Inc.		Turowski2 Architecture, Inc.		Drummey Rosane Anderson, Inc.		HMFH Architects, Inc.		Symmes Maini & McKee Associates, Inc.		Jones Whitsett Architects, Inc.		Knight, Bagge & Anderson, Inc.	
Cost Estimator	DiNisco & Associates, Inc.	A M Fogarty & Associates Inc.		Project Management & Cost		Project Management & Cost		VJ Associates of New England		A M Fogarty & Associates Inc.		Daedalus Projects Inc		Project Management & Cost		Atlantic Construction and Management, Inc.	
Description	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction
Designer	DiNisco & Associates, Inc.	DiNisco Design Partnership, Limited		HMFH Architects, Inc.		Turowski2 Architecture, Inc.		Drummey Rosane Anderson, Inc.		HMFH Architects, Inc.		Symmes Maini & McKee Associates, Inc.		Jones Whitsett Architects, Inc.		Knight, Bagge & Anderson, Inc.	
Basic Services																	
Feasibility Study	1.36%	\$676,111	2.50%	\$1,580,000	1.71%	\$658,938	2.21%	\$440,714	1.25%	\$502,350	1.27%	\$725,532	1.99%	\$520,000	1.97%	\$500,000	2.15%
Design Development	2.21%	\$436,433	1.62%	\$2,473,760	2.68%	\$752,000	2.52%	\$820,925	2.34%	\$936,273	2.37%	\$840,000	2.30%	\$560,000	2.12%	\$467,600	2.01%
Construction Contract Documents	4.11%	\$985,910	3.65%	\$2,868,767	3.11%	\$1,100,000	3.69%	\$1,313,479	3.74%	\$1,235,881	3.13%	\$1,350,000	3.70%	\$900,000	3.40%	\$697,000	3.00%
Bidding	0.17%	\$123,239	0.46%	\$478,128	0.52%	\$107,000	0.36%	\$164,185	0.47%	\$187,255	0.47%	\$140,000	0.38%	\$90,000	0.34%	\$76,000	0.33%
Construction Contract Administration	2.06%	\$492,955	1.82%	\$2,725,329	2.95%	\$591,000	1.98%	\$820,924	2.34%	\$1,310,783	3.32%	\$964,694	2.64%	\$765,000	2.89%	\$880,000	3.79%
Closeout	0.11%	\$123,239	0.46%	\$143,438	0.16%	\$78,000	0.26%	\$164,185	0.47%	\$74,901	0.19%	\$50,000	0.14%	\$42,000	0.16%	\$50,400	0.22%
Other Basic Services	0.14%	\$20,000	0.07%	\$10,000	0.01%	\$50,000	0.17%										
Subtotal Designer Basic Services	10.16%	\$2,857,887	10.58%	\$10,279,422	11.14%	\$3,336,938	11.20%	\$3,724,412	10.60%	\$4,247,443	10.77%	\$4,070,226	11.14%	\$2,877,000	10.88%	\$2,671,000	11.51%
Reimbursable Services																	
Construction Testing	0.16%	\$20,000	0.07%	\$400,000	0.43%	\$50,000	0.17%	\$10,000	0.03%			\$25,000	0.07%			\$70,000	0.30%
Printing (Over Minimum)	0.02%	\$50,000	0.19%	\$50,000	0.05%	\$8,000	0.03%	\$30,000	0.09%	\$15,000	0.04%	\$10,000	0.03%	\$10,000	0.04%	\$50,000	0.22%
Other Reimbursable Costs	0.26%	\$45,000	0.17%	\$25,000	0.03%	\$10,800	0.04%	\$10,000	0.03%	\$100,000	0.25%	\$100,000	0.27%	\$90,000	0.34%	\$100,000	0.43%
Sub-Consultants																	
Hazardous Materials	0.11%	\$10,000	0.04%	\$150,000	0.16%	\$15,000	0.05%	\$10,000	0.03%	\$100,000	0.25%	\$80,000	0.22%	\$75,000	0.28%	\$113,800	0.49%
Geotech & Geotech Environment	0.03%	\$83,000	0.31%	\$234,375	0.25%	\$15,000	0.05%	\$100,000	0.28%	\$100,000	0.25%	\$100,000	0.27%	\$5,000	0.02%	\$50,000	0.22%
Site Survey	0.15%	\$5,000	0.02%			\$5,000	0.02%	\$5,000	0.01%	\$25,000	0.06%	\$30,000	0.08%	\$5,000	0.02%	\$35,000	0.15%
Wetlands	0.02%	\$220,000	0.81%					\$17,000	0.05%			\$15,000	0.04%	\$10,000	0.04%		
Traffic Studies		\$5,000	0.02%					\$20,000	0.06%			\$100,000	0.27%	\$5,000	0.02%	\$30,000	0.13%
Total Designer Fees	10.92%	\$3,295,887	12.20%	\$11,138,797	12.08%	\$3,440,738	11.55%	\$3,926,412	11.17%	\$4,587,443	11.63%	\$4,530,226	12.40%	\$3,077,000	11.63%	\$3,119,800	13.44%
Owner's Project Manager	Construction Corporation of MA	Municipal Building Consultants, Inc.				Daedalus Projects Inc		Compass Project Management, Inc.		PMA Construction Services		Colliers International		Colliers International		Construction Monitoring Services, Inc.	
Feasibility Study	0.67%	\$208,889	0.77%	\$170,000	0.18%	\$82,500	0.28%	\$159,286	0.45%	\$123,000	0.31%	\$324,468	0.89%	\$280,000	1.06%	\$100,000	0.43%
Design Development	0.23%	\$201,400	0.75%	\$250,000	0.27%	\$80,000	0.27%	\$95,500	0.27%	\$78,000	0.20%	\$47,500	0.13%	\$45,000	0.17%	\$40,370	0.17%
Construction Contract Documents	0.23%			\$500,000	0.54%	\$130,000	0.44%	\$93,000	0.26%	\$110,000	0.28%	\$96,600	0.26%	\$45,000	0.17%	\$100,000	0.43%
Bidding	0.09%			\$125,000	0.14%	\$15,000	0.05%	\$30,160	0.09%			\$101,000	0.28%	\$50,000	0.19%	\$30,850	0.13%
Construction Contract Administration	2.09%	\$624,560	2.31%	\$2,105,000	2.28%	\$575,000	1.93%	\$881,000	2.51%	\$1,098,250	2.78%	\$800,000	2.19%	\$810,000	3.06%	\$600,000	2.58%
Closeout	0.45%	\$28,250	0.10%	\$240,000	0.26%	\$35,000	0.12%	\$95,630	0.27%	\$48,883	0.12%	\$65,000	0.18%	\$45,000	0.17%	\$70,000	0.30%
Extra Services	3.76					\$10,000	0.03%			\$50,000	3.69		3.92				
Other Project Manager Costs																	
Reimbursables & Other Services	0.08%					\$5,000	0.02%	\$5,000	0.01%	\$149,275	0.38%					\$70,000	0.30%
Cost Estimates	0.09%	\$22,500	0.08%	\$90,000	0.10%			\$45,000	0.13%	\$75,000	0.19%	\$44,000	0.12%	\$25,000	0.09%	\$70,000	0.30%
Total OPM Fees	4.12%	\$1,085,599	4.02%	\$3,480,000	3.77%	\$932,500	3.13%	\$1,404,576	4.00%	\$1,732,408	4.39%	\$1,478,568	4.05%	\$1,300,000	4.91%	\$1,081,220	4.66%
Total Designer and OPM Fees	15.03%	\$4,381,486	16.22%	\$14,618,797	15.85%	\$4,373,238	14.68%	\$5,330,988	15.17%	\$6,319,851	16.02%	\$6,008,794	16.45%	\$4,377,000	16.55%	\$4,201,020	18.10%
Total Construction Costs		\$27,017,841		\$92,237,854		\$29,792,732		\$35,140,982		\$39,443,454		\$36,522,000		\$26,453,000		\$23,213,553	

DESIGNER AND OPM Fees [ON OR AFTER JANUARY 1, 2014]
Elementary Schools

Information as of:
February 2018
Board Meeting

heet is based on the MSBA's review of contracts and other documentation provided by cities, towns, and regional school districts, may include a preliminary review of scope exclusions and is intended for informational purposes only. The data may have changed based on actual construction bids or contract amendments, for example, and the MSBA shall have no
e information contained therein. Please contact the Districts for exact information. The MSBA hereby disclaims any and all liability and responsibility that may arise in connection with the information contained in this spreadsheet. All costs identified are subject to review and audit by the MSBA and may not be eligible for reimbursement by the MSBA.

Date Board Approved	Jul-16		Jul-16		Nov-16		Nov-16		Jun-17		Dec-17		TOTAL - ALL ELEMENTARY SCHOOLS	
District	Needham		Hanover		Bourne		Newton		Triton		Newton			
School Name	Hillside ES		Sylvester		James F Peebles ES		A E Angier		Pine Grove		Cabot			
Project Type	Core Program		Core Program		Core Program		Core Program		Core Program		Core Program			
Project Scope	New Construction		Addition / Renovation		New Construction		New Construction		Addition / Renovation		Addition / Renovation			
Enrollment	430		560		460		465		415		480			
GSF	90,702		97,099		72,680		74,960		87,674		84,262			
Assumed Start of Construction	Nov-17		Jul-17		Nov-17		Jun-14		Apr-18		Jul-17			
OPM	Town Employee		P3 Inc.		Symmes Maini & McKee Associates, Inc.		Joslin, Lesser + Associates Inc.		Pinck & Co., Inc.		NV5 (fka Joslin, Lesser + Associates Inc.)			
Designer	Dore & Whittier Architects, Inc.		Mount Vernon Group Architects, Inc.		Flansburgh Associates, Inc.		DiNisco Design Partnership, Limited		Dore & Whittier Architects, Inc.		DiNisco Design, Inc.			
Cost Estimator	Project Management & Cost		Fennessy Consulting Services		Project Management & Cost		A M Fogarty & Associates Inc.		Project Management & Cost		A M Fogarty & Associates Inc.			
Description	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction
Designer	Dore & Whittier Architects, Inc.		Mount Vernon Group Architects, Inc.		Flansburgh Associates, Inc.		DiNisco Design Partnership, Limited		Dore & Whittier Architects, Inc.		DiNisco Design, Inc.			
Basic Services														
Feasibility Study	\$545,000	1.20%	\$354,600	1.36%	\$505,000	1.63%	\$501,467	1.91%	\$515,690	1.71%	\$935,000	2.58%	\$12,932,267	1.63%
Design Development	\$960,054	2.11%	\$557,345	2.14%	\$530,000	1.71%	\$510,230	1.95%	\$593,398	1.97%	\$700,000	1.93%	\$17,476,611	2.21%
Construction Contract Documents	\$1,397,096	3.07%	\$796,957	3.06%	\$1,060,000	3.43%	\$1,013,640	3.86%	\$1,186,796	3.93%	\$1,500,000	4.14%	\$27,028,059	3.42%
Bidding	\$198,164	0.44%	\$120,255	0.46%	\$130,000	0.42%	\$126,705	0.48%	\$148,350	0.49%	\$100,000	0.28%	\$3,184,574	0.40%
Construction Contract Administration	\$1,560,956	3.43%	\$480,505	1.84%	\$874,000	2.83%	\$601,849	2.29%	\$890,097	2.95%	\$1,000,000	2.76%	\$20,592,568	2.60%
Closeout	\$35,730	0.08%	\$40,000	0.15%	\$132,037	0.43%	\$31,676	0.12%	\$148,350	0.49%	\$60,000	0.17%	\$1,651,531	0.21%
Other Basic Services	\$35,000	0.08%	\$226,000	0.87%									\$709,835	0.09%
Subtotal Designer Basic Services	\$4,732,000	10.41%	\$2,575,662	9.88%	\$3,231,037	10.45%	\$2,785,567	10.62%	\$3,482,681	11.54%	\$4,295,000	11.85%	\$83,575,445	10.57%
Reimbursable Services														
Construction Testing	\$100,000	0.22%	\$40,000	0.15%	\$40,000	0.13%							\$1,066,000	0.13%
Printing (Over Minimum)	\$30,000	0.07%	\$35,000	0.13%	\$20,000	0.06%			\$8,000	0.03%			\$562,100	0.07%
Other Reimbursable Costs	\$205,000	0.45%	\$30,000	0.12%	\$100,000	0.32%	\$75,000	0.29%	\$15,000	0.05%			\$1,326,800	0.17%
Sub-Consultants														
Hazardous Materials	\$81,000	0.18%	\$65,000	0.25%	\$100,000	0.32%	\$57,000	0.22%	\$83,100	0.28%	\$50,000	0.14%	\$1,324,900	0.17%
Geotech & Geotech Environment	\$148,000	0.33%	\$30,000	0.12%	\$80,000	0.26%	\$60,000	0.23%	\$35,000	0.12%	\$150,000	0.41%	\$1,673,375	0.21%
Site Survey	\$25,000	0.05%	\$16,000	0.06%	\$60,000	0.19%	\$10,000	0.04%	\$50,000	0.17%	\$5,000	0.01%	\$503,030	0.06%
Wetlands	\$25,000	0.05%	\$20,000	0.08%	\$5,000	0.02%			\$30,000	0.10%			\$482,000	0.06%
Traffic Studies	\$25,000	0.05%	\$10,000	0.04%	\$40,000	0.13%	\$5,000	0.02%	\$15,000	0.05%	\$15,000	0.04%	\$375,870	0.05%
Total Designer Fees	\$5,371,000	11.81%	\$2,821,662	10.82%	\$3,676,037	11.89%	\$2,992,567	11.41%	\$3,718,781	12.32%	\$4,515,000	12.45%	\$90,889,520	11.49%
Owner's Project Manager			P3 Inc.		Symmes Maini & McKee Associates, Inc.		Joslin, Lesser + Associates Inc.		Pinck & Co., Inc.		NV5 (fka Joslin, Lesser + Associates Inc.)			
Feasibility Study	\$150,000	0.33%	\$145,400	0.56%	\$245,000	0.79%	\$216,192	0.82%	\$284,310	0.94%	\$465,000	1.28%	\$4,381,041	0.55%
Design Development	\$150,000	0.33%	\$86,000	0.33%	\$50,000	0.16%	\$57,000	0.22%	\$32,648	0.11%	\$120,000	0.33%	\$2,054,251	0.26%
Construction Contract Documents	\$320,000	0.70%	\$115,000	0.44%	\$90,000	0.29%	\$95,000	0.36%	\$81,621	0.27%	\$295,000	0.81%	\$3,052,047	0.39%
Bidding	\$120,000	0.26%	\$56,000	0.21%	\$50,000	0.16%		0.13%	\$66,401	0.22%	\$115,000	0.32%	\$1,134,360	0.14%
Construction Contract Administration	\$720,000	1.58%	\$621,000	2.38%	\$800,000	2.59%	\$35,000	2.49%	\$890,356	2.95%	\$693,000	1.91%	\$18,123,172	2.29%
Closeout	\$80,000	0.18%	\$32,000	0.12%	\$54,863	0.18%	\$652,000	0.21%	\$55,121	0.18%	\$56,000	0.15%	\$1,580,761	0.20%
Extra Services	\$55,000	3.38			\$40,000	0.13%	\$56,000						\$303,996	0.04%
Other Project Manager Costs													\$57,250	0.01%
Reimbursables & Other Services	\$25,000	0.05%			\$15,000	0.05%			\$20,000	0.07%			\$339,275	0.04%
Cost Estimates	\$60,000	0.13%			\$50,000	0.16%							\$744,500	0.09%
Total OPM Fees	\$1,680,000	3.70%	\$1,055,400	4.05%	\$1,394,863	4.51%	\$1,111,192	4.24%	\$1,430,457	4.74%	\$1,744,000	4.81%	\$31,770,653	4.02%
Total Designer and OPM Fees	\$7,051,000	15.51%	\$3,877,062	14.87%	\$5,070,900	16.41%	\$4,103,759	15.64%	\$5,149,238	17.06%	\$6,259,000	17.27%	\$122,660,173	15.51%
Total Construction Costs	\$45,465,414		\$26,075,672		\$30,910,366		\$26,231,698		\$30,191,749		\$36,250,776		\$791,052,811	

DESIGNER AND OPM Fees [ON OR AFTER JANUARY 1, 2014]
Middle Schools

Information as of:
February 2018
Board Meeting

The information and data contained in this spreadsheet is based on the MSBA's review of contracts and other documentation provided by cities, towns, and regional school districts, may include a preliminary review of scope exclusions and is intended for informational purposes only. The data may have changed based on actual construction bids or contract amendments, for example, and the MSBA shall have no responsibility or duty to update any of the information contained therein. Please contact the Districts for exact information. The MSBA hereby disclaims any and all liability and responsibility that may arise in connection with the information contained in this spreadsheet. All costs identified are subject to review and audit by the MSBA and may not be eligible for reimbursement by the MSBA.

Date Board Approved	Nov-12		Mar-13		Mar-13		Mar-13		Oct-13		Mar-14		Jun-14	
District	North Adams		Auburn		Peabody		Wachusett		Lynn		Boston		Haverhill	
School Name	Silvio O Conte MS		Auburn MS		J Henry Higgins MS		Mountview MS		Thurgood Marshall Mid		Dearborn		Caleb Dustin Hunking	
Project Type	Core Program		Core Program		Core Program		Core Program		Core Program		Core Program		Core Program	
Project Scope	Addition / Renovation		New Construction		New Construction		New Construction		New Construction		New Construction		New Construction	
Enrollment	310		560		1,340		800		1,100		600		1,005	
GSF	78,119		101,424		227,314		126,200		181,847		128,304		147,996	
Assumed Start of Construction	Jan-14		Feb-14		Apr-14		May-14		May-14		Nov-14		May-15	
OPM	Colliers International		Skanska USA Building, Inc		Daedalus Projects Inc		Town Employee		Joslin, Lesser + Associates Inc.		Daedalus Projects Inc		Joslin, Lesser + Associates Inc.	
Designer	Jones Whitsett Architects, Inc.		Lamoureux Pagano & Associates, Inc.		DiNisco Design Partnership, Limited		Lamoureux Pagano & Associates, Inc.		Raymond Design Associates, Inc.		Jonathan Levi Architects LLC		JCJ Architecture, PC	
Cost Estimator	MPR Consulting Associates Inc		A M Fogarty & Associates Inc.		A M Fogarty & Associates Inc.		A M Fogarty & Associates Inc.		VJ Associates of New England		Project Management & Cost		VJ Associates of New England	
Description	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction
Designer	Jones Whitsett Architects, Inc.		Lamoureux Pagano & Associates, Inc.		DiNisco Design Partnership, Limited		Lamoureux Pagano & Associates, Inc.		Raymond Design Associates, Inc.		Jonathan Levi Architects LLC		JCJ Architecture, PC	
Basic Services														
Feasibility Study	\$549,000	2.51%	\$448,532	1.26%	\$647,000	0.86%	\$505,000	1.17%	\$513,539	0.76%	\$488,000	0.81%	\$463,564	0.93%
Design Development	\$590,000	2.70%	\$450,000	1.27%	\$1,250,550	1.67%	\$797,000	1.85%	\$1,100,000	1.62%	\$1,363,662	2.26%	\$1,000,000	2.00%
Construction Contract Documents	\$590,000	2.70%	\$1,207,000	3.40%	\$2,263,400	3.01%	\$1,629,000	3.78%	\$2,200,000	3.25%	\$2,273,125	3.77%	\$1,500,000	3.00%
Bidding	\$150,000	0.69%	\$150,000	0.42%	\$282,925	0.38%	\$108,000	0.25%	\$260,000	0.38%	\$112,750	0.19%	\$150,000	0.30%
Construction Contract Administration	\$390,000	1.78%	\$610,000	1.72%	\$1,414,625	1.88%	\$905,000	2.10%	\$1,800,000	2.66%	\$1,536,963	2.55%	\$1,150,000	2.30%
Closeout	\$40,000	0.18%	\$150,000	0.42%			\$181,000	0.42%	\$240,000	0.35%	\$69,125	0.11%	\$165,000	0.33%
Other Basic Services			\$125,000	0.35%	\$95,000	0.13%								
Subtotal Designer Basic Services	\$2,309,000	10.57%	\$3,140,532	8.85%	\$5,953,500	7.93%	\$4,125,000	9.57%	\$6,113,539	9.03%	\$5,843,625	9.70%	\$4,428,564	8.86%
Reimbursable Services														
Construction Testing					\$100,000	0.13%					\$150,000	0.25%		
Printing (Over Minimum)	\$50,000	0.23%	\$65,000	0.18%	\$50,000	0.07%	\$40,000	0.09%			\$60,000	0.10%		
Other Reimbursable Costs	\$45,000	0.21%	\$25,000	0.07%			\$5,000	0.01%					\$8,800	0.02%
Sub-Consultants														
Hazardous Materials	\$100,000	0.46%	\$15,000	0.04%	\$100,000	0.13%			\$80,000	0.12%	\$150,000	0.25%	\$50,000	0.10%
Geotech & Geotech Environment	\$30,000	0.14%	\$25,000	0.07%	\$60,000	0.08%	\$5,000	0.01%	\$290,000	0.43%	\$175,000	0.29%	\$25,000	0.05%
Site Survey	\$20,000	0.09%	\$10,000	0.03%	\$55,165	0.07%	\$20,000	0.05%	\$25,000	0.04%	\$12,000	0.02%	\$15,000	0.03%
Wetlands					\$40,000	0.05%	\$1,500	0.00%					\$10,000	0.02%
Traffic Studies	\$15,000	0.07%	\$10,000	0.03%	\$25,000	0.03%	\$4,000	0.01%	\$20,000	0.03%	\$30,000	0.05%		
Total Designer Fees	\$2,569,000	11.76%	\$3,290,532	9.28%	\$6,383,665	8.50%	\$4,200,500	9.74%	\$6,528,539	9.64%	\$6,420,625	10.66%	\$4,537,364	9.07%
Owner's Project Manager	Colliers International		Skanska USA Building, Inc		Daedalus Projects Inc				Joslin, Lesser + Associates Inc.		Daedalus Projects Inc		Joslin, Lesser + Associates Inc.	
Feasibility Study	\$231,000	1.06%	\$151,468	0.43%	\$203,000	0.27%	\$120,000	0.28%	\$236,461	0.35%	\$162,000	0.27%	\$190,000	0.38%
Design Development	\$45,000	0.21%	\$65,000	0.18%	\$66,700	0.09%	\$25,000	0.06%	\$160,000	0.24%	\$125,000	0.21%	\$106,500	0.21%
Construction Contract Documents	\$69,000	0.32%	\$75,000	0.21%	\$134,500	0.18%	\$135,000	0.31%	\$370,000	0.55%	\$175,000	0.29%	\$190,500	0.38%
Bidding	\$59,000	0.27%	\$100,000	0.28%	\$11,200	0.01%	\$5,000	0.01%	\$64,000	0.09%	\$30,000	0.05%	\$85,000	0.17%
Construction Contract Administration	\$657,800	3.01%	\$842,000	2.37%	\$1,107,300	1.47%	\$612,000	1.42%	\$1,340,000	1.98%	\$1,200,000	1.99%	\$1,008,000	2.02%
Closeout	\$69,200	0.32%	\$34,500	0.10%	\$60,000	0.08%	\$55,000	0.13%	\$180,000	0.27%	\$90,000	0.15%	\$80,000	0.16%
Extra Services							\$10,000	0.02%		3.47				3.32
Other Project Manager Costs														
Reimbursables & Other Services					\$140,000	0.19%	\$40,000	0.09%						
Cost Estimates	\$45,000	0.21%					\$50,000	0.12%						
Total OPM Fees	\$1,176,000	5.38%	\$1,267,968	3.57%	\$1,722,700	2.29%	\$1,052,000	2.44%	\$2,350,461	3.47%	\$1,782,000	2.96%	\$1,660,000	3.32%
Total Designer and OPM Fees	\$3,745,000	17.14%	\$4,558,500	12.85%	\$8,106,365	10.80%	\$5,252,500	12.18%	\$8,879,000	13.11%	\$8,202,625	13.62%	\$6,197,364	12.40%
Total Construction Costs	\$21,853,267		\$35,474,676		\$75,088,552		\$43,122,257		\$67,725,244		\$60,245,740		\$49,998,830	

DESIGNER AND OPM Fees [ON OR AFTER JANUARY 1, 2014]
Middle Schools

Information as of:
February 2018
Board Meeting

The information and data contained in this spreadsheet is based on the MSBA's review of contracts and other documentation provided by cities, towns, and regional school districts, may include a preliminary review of scope exclusions and is intended for informational purposes only. The data may have changed based on actual construction bids or contract amendments, for example, and the MSBA shall have no responsibility or duty to update any of the information contained therein. Please contact the Districts for exact information. The MSBA hereby disclaims any and all liability and responsibility that may arise in connection with the information contained in this spreadsheet. All costs identified are subject to review and audit by the MSBA and may not be eligible for reimbursement by the MSBA.

Date Board Approved	Sep-14		Nov-14		Sep-15		Jul-16		ALL - ALL MIDDLE SCHOOLS	
District	Chelsea		Scituate		Beverly		Quincy			
School Name	Clark Avenue School		Gates Intermediate School		Briscoe MS		Reay E Sterling MS			
Project Type	Core Program		Core Program		Core Program		Core Program			
Project Scope	New Construction		New Construction		New Construction		New Construction			
Enrollment	670		710		1,395		430			
GSF	115,232		164,803		231,509		95,155			
Assumed Start of Construction	Feb-15		Dec-15		Jun-16		Jun-17			
OPM	Pinck & Co., Inc.		Daedalus Projects Inc		HEERY		PCA 360			
Designer	HMFH Architects, Inc.		Dore & Whittier Architects, Inc.		Ai3 Architects LLC		Ai3 Architects LLC			
Cost Estimator	Project Management & Cost		Project Management & Cost		Project Management & Cost		Project Management & Cost			
Description	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction
Designer	HMFH Architects, Inc.		Dore & Whittier Architects, Inc.		Ai3 Architects LLC		Ai3 Architects LLC			
Basic Services										
Feasibility Study	\$472,720	1.03%	\$600,000	0.97%	\$1,100,000	1.22%	\$462,590	0.99%	\$6,249,945	1.04%
Design Development	\$1,001,250	2.17%	\$1,529,978	2.47%	\$2,405,416	2.67%	\$1,494,140	3.21%	\$12,981,996	2.17%
Construction Contract Documents	\$1,602,000	3.48%	\$2,379,500	3.84%	\$3,571,890	3.96%	\$1,855,479	3.99%	\$21,071,394	3.52%
Bidding	\$200,250	0.43%	\$275,097	0.44%	\$174,615	0.19%	\$142,984	0.31%	\$2,006,621	0.34%
Construction Contract Administration	\$1,177,470	2.56%	\$1,672,920	2.70%	\$1,340,210	1.49%	\$1,048,555	2.25%	\$13,045,743	2.18%
Closeout	\$24,030	0.05%	\$140,000	0.23%	\$128,410	0.14%	\$95,323	0.20%	\$1,232,888	0.21%
Other Basic Services							\$19,500	0.04%	\$239,500	0.04%
Subtotal Designer Basic Services	\$4,477,720	9.72%	\$6,597,495	10.64%	\$8,720,541	9.68%	\$5,118,571	11.00%	\$56,828,087	9.50%
Reimbursable Services										
Construction Testing	\$60,000	0.13%							\$310,000	0.05%
Printing (Over Minimum)			\$35,000	0.06%	\$75,000	0.08%			\$375,000	0.06%
Other Reimbursable Costs			\$85,000	0.14%	\$68,500	0.08%	\$1,500	0.00%	\$238,800	0.04%
Sub-Consultants										
Hazardous Materials	\$99,000	0.22%	\$45,000	0.07%	\$140,700	0.16%	\$133,100	0.29%	\$912,800	0.15%
Geotech & Geotech Environment	\$70,400	0.15%	\$85,000	0.14%	\$187,500	0.21%	\$37,500	0.08%	\$990,400	0.17%
Site Survey			\$20,000	0.03%	\$7,930	0.01%			\$185,095	0.03%
Wetlands			\$25,000	0.04%	\$27,500	0.03%	\$50,500	0.11%	\$154,500	0.03%
Traffic Studies			\$25,000	0.04%	\$25,500	0.03%			\$154,500	0.03%
Total Designer Fees	\$4,707,120	10.22%	\$6,917,495	11.16%	\$9,253,171	10.27%	\$5,341,171	11.47%	\$60,149,182	10.05%
Owner's Project Manager	Pinck & Co., Inc.		Daedalus Projects Inc		HEERY		PCA 360			
Feasibility Study	\$335,020	0.73%	\$150,000	0.24%	\$365,000	0.40%	\$225,338	0.48%	\$2,369,287	0.40%
Design Development	\$55,000	0.12%	\$130,000	0.21%	\$123,000	0.14%	\$141,750	0.30%	\$1,042,950	0.17%
Construction Contract Documents	\$88,000	0.19%	\$104,500	0.17%	\$281,000	0.31%	\$160,000	0.34%	\$1,782,500	0.30%
Bidding	\$22,000	0.05%	\$65,000	0.10%	\$135,000	0.15%	\$64,000	0.14%	\$640,200	0.11%
Construction Contract Administration	\$1,135,000	2.46%	\$1,426,000	2.30%	\$2,302,871	2.56%	\$855,000	1.84%	\$12,485,971	2.09%
Closeout	\$50,000	0.11%	\$53,000	0.09%	\$72,659	0.08%	\$275,000	0.59%	\$1,019,359	0.17%
Extra Services				3.11					\$10,000	0.00%
Other Project Manager Costs										
Reimbursables & Other Services	\$40,000	0.09%			\$75,000	0.08%			\$295,000	0.05%
Cost Estimates			\$61,000	0.10%	\$150,000	0.17%			\$306,000	0.05%
Total OPM Fees	\$1,725,020	3.75%	\$1,989,500	3.21%	\$3,504,530	3.89%	\$1,721,088	3.70%	\$19,951,267	3.34%
Total Designer and OPM Fees	\$6,432,140	13.97%	\$8,906,995	14.37%	\$12,757,701	14.15%	\$7,062,259	15.17%	\$80,100,449	13.39%
Total Construction Costs	\$46,046,367		\$61,980,444		\$90,129,432		\$46,550,994		\$598,215,803	