



TOWN OF NORWOOD COAKLEY MIDDLE SCHOOL PROJECT

Agenda

- Opening Remarks
- PDP Update
- Overview of Ed Plan & Space Summary
- MSBA Funding Formula
- Approval of Invoices





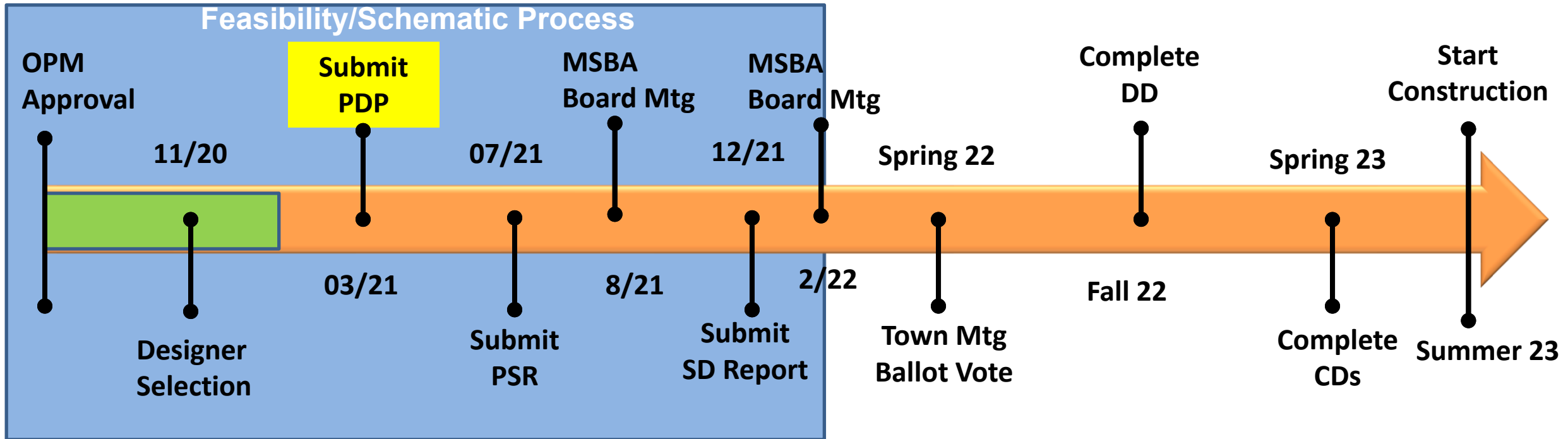
Opening Remarks



- **Successful First Community Meeting**
- **Website is up including FAQ**
- **Draft Educational Plan for Both 800 students 6-8 and 1,070 students 5-8 enrollment options**
- **Draft Space Summary for both enrollments**
- **Update on the PDP**
- **MSBA reimbursement - overview of the reimbursement calculation**



Project Timeline – Design Phase



PDP: Preliminary Design Program | **PSR:** Preferred Schematic Report | **SD:** Schematic Design Report

- Aligned with MSBA Board Meetings and Town Ballot



Feasibility/Schematic Deliverables



Preliminary Design Program (PDP)

- Educational Program for both Enrollment Options
- Initial Space Summary for both Enrollment Options
- ~~Evaluation of Existing Conditions & Facilities~~
- Site Development & Analysis Requirements
- Preliminary Evaluation of Alternatives (**Short List of Options**)

Preferred Schematic Report (PSR)

- Further Development of Short List of Options
- Detailed analysis of Options
- Final Evaluation of Alternatives
- **Decision on Enrollment Option by School Committee**
- Preferred Solution

Schematic Design Report

- Schematic Design (30% Design)
- Final Design Program
- Traffic Analysis
- Environmental Assessment
- Geotechnical
- Code Analysis
- Sustainability
- ADA / MAAB Analysis
- Room Data Sheets
- Project Delivery System
- Construction Estimates
- Total Project Budget
- Maximum Reimbursement
- Project Schedule



Preliminary Design Program (PDP)



Preliminary Design Program (PDP): December 2020 to March 2021

- **Educational Program for both enrollment options:**
 - Listening/Feedback Sessions
 - Visioning Sessions
 - District/Faculty Workshops
 - Parent, Student and Community Feedback
 - Initial Space Summary: (both enrollment options)
 - How are spaces used?
 - Quantity; Size; Location; Grouping
 - ~~Evaluation of Existing Conditions & Facilities:~~
 - ~~Structure; Envelop; MEP; Code; Accessibility; Security; Sustainability; Parking~~
 - Site Development Requirements:
 - Site options; Survey; Geo-tech; Traffic; Circulation; Parking; Fields; etc
 - Preliminary Evaluation of Alternatives
 - Compile list of options
 - Advantages/Disadvantages of each option
 - Short list Options to be further studied
- Now - Feb. 2021
- Jan. – Feb. 2021
- ~~Starting December 2020~~
- Jan. – Feb. 2021
- Complete by end of March 2021



MSBA Funding Formula



$$\begin{aligned} & \text{(Total Project Cost - Ineligible Costs)} \\ & \times \text{Town's Reimbursement Rate} \\ & = \text{Estimated Maximum Total Facilities Grant} \end{aligned}$$



Project Cost

$$\text{Project Cost} = \text{Construction Cost} + \text{Soft Cost}$$

Construction Cost

OPM

A & E

FFE & Technology

Permitting, Testing, Enhance Commissioning, moving, legal,
& other costs

Project Contingency (const. 5% & soft cost)

Total Soft Cost (targeting 25% of construction cost)

Total Project Cost



Ineligible Construction Costs



- **Asbestos Flooring Abatement**
- **Site Cost above 8% of construction trade cost**
- **Construction cost above MSBA cap**
(Cost above \$333/sf & excluded sf)*
- **General Conditions, Bond, Insurance above MSBA cap**
- **Escalation above MSBA cap**

* Extra space in gym and any other areas above MSBA base



Ineligible Soft Costs

- **Legal, Permitting**
- **OPM basic service above MSBA cap of 3.5%**
- **Architect basic service above MSBA cap of 10%**
- **Moving & mailing**
- **FFE & Technology cost above MSBA cap**
- **Total soft cost (exclude contingency) over 20% of construction cost**
- **Contingency above MSBA cap (Const. & Soft cost)**



Total Eligible Cost



Project Cost

- Ineligible Construction Cost

- Ineligible Soft Cost

Total Eligible Cost



Reimbursement Rate

Base Rate (currently 49.94%)
+ Maintenance Incentive
(2% max, will be in PSR review comments)
+ Green Incentive (2.00%)
= Total town reimbursement rate



MSBA Funding Formula

$$\begin{aligned} & \text{Total Project Cost} \\ & - \text{Ineligible Construction Cost} \\ & - \text{Ineligible Soft Cost} \\ \hline & = \text{Total Eligible Project Cost} \\ & \times \text{Reimbursement Rate} \\ \hline & = \text{Maximum Total Facilities Grant} \end{aligned}$$



Town Share

Total Project Cost

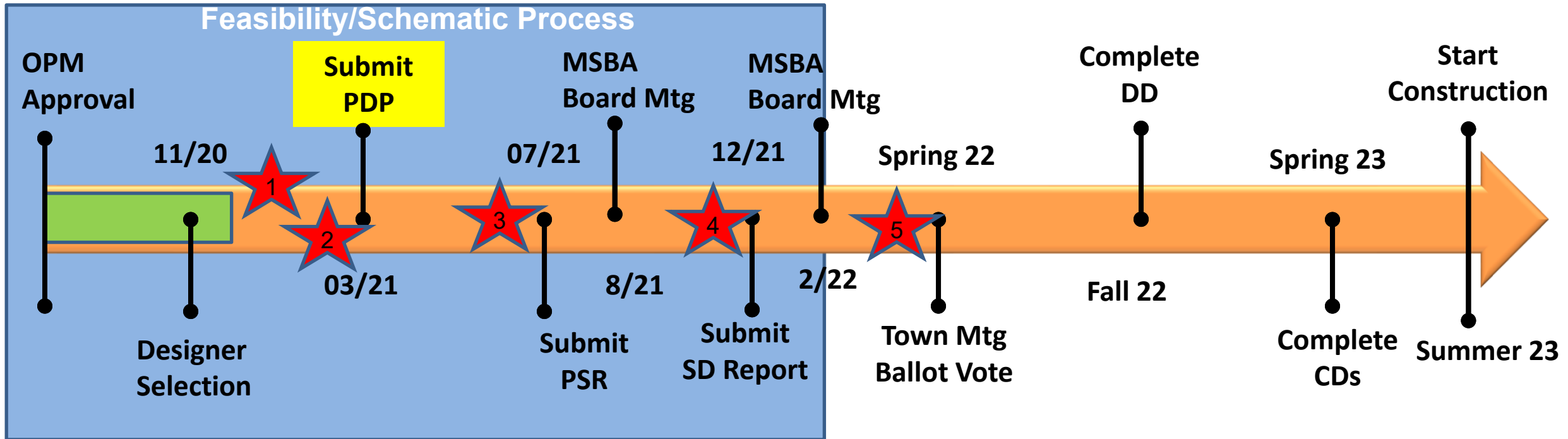
- Maximum Total Facilities Grant

= Town Share

Effective reimbursement rate will always be lower than base rate



Project Timeline – Design Phase Community Forums



PDP: Preliminary Design Program | **PSR:** Preferred Schematic Report | **SD:** Schematic Design Report

- Aligned with MSBA Board Meetings and Town Ballot

- = Community Forums (Suggested, additional Forums may be required)
- **1)** Kick-off: Process & Timeline **2)** PDP: Options **3)** Pre-PSR: Selected Option **4)** SD pkg w/ budge **5)** Pre TM



Draft Future Meetings & Votes



	Preliminary Design Program	Enrollment	Preferred Schematic Report
December 2020	MSBC — Ai3 Intro, PDP Overview		
January 2021	MSBC — MS Ed Vision Preview 1st Community Forum : Intro & MS Educational Vision for both enrollment options	MSBC — begin discussion for decision on Project Enrollment Options	
February 2021	3 rd Visioning Workshop: District Dept Head Programming Session	Sch Comm — Present Final Draft of Ed Plans, Open discussion on the two different enrollment options	
March 2021	Sch Comm Vote to Approve Ed Plans for both enrollment options (March 10) MSBC Vote to submit PDP with short list options (March 22) Submission of PDP to MSBA (end of March)	Sch Comm — continue discussion on enrollment options 2nd Community Forum : Presenting PDP Options to the Community – Pros/Cons to the two different enrollment options (March 18)	
June 2021		Select Board Vote to endorse Preferred Option Sch Comm Vote on Project Enrollment Sch Comm Vote to endorse Preferred Option	3rd Community Forum : Presenting Preferred Schematic Option to Community – Decision on Enrollment MSBC Vote to submit PSR
July 7, 2021			Submission of PSR to MSBA For August MSBA Board Meeting



Approval of Minutes & Invoices



Future MSBC meetings

Monday March 8, 2021 5:00pm

Monday March 22, 2021 5:00pm



Adjourn, Stay Safe