Coakley Middle Schools
Norwood Public Schools

**Community Forum #8** 

February 17, 2022

### **Middle School Building Committee**

Alan Slater Chair

Cathy Carney MCPPO - Contract Administrator Principal of Balch Elementary School Diane Ferreira Dr. Margo Fraczek Principal of Coakley Middle School

School Committee member David Hiltz

Matt Lane Selectman Tom Maloney Selectman

General Manager Tony Mazzucco

Paul Riccardi Director of Buildings and Grounds

School Committee member Teresa Stewart

Dr. David Thomson Superintendent

Matthew Walsh **Building Commissioner** 

#### **Architect**

Ai3 Architects, LLC

#### OPM

COMPASS Project Management, Inc.

In partnership with the

**Massachusetts School Building Authority** 



### **Agenda**

February 17, 2022

- MSBA Process
- Masterplan Recap
- ♦ Feasibility Recap
- Schematic Design Overview
- Project Cost
- Upcoming Votes
- Proposed Building Animation
- Questions & Answers



### COAKLEY M I D D L E S C H O O L

### **MSBA Process**

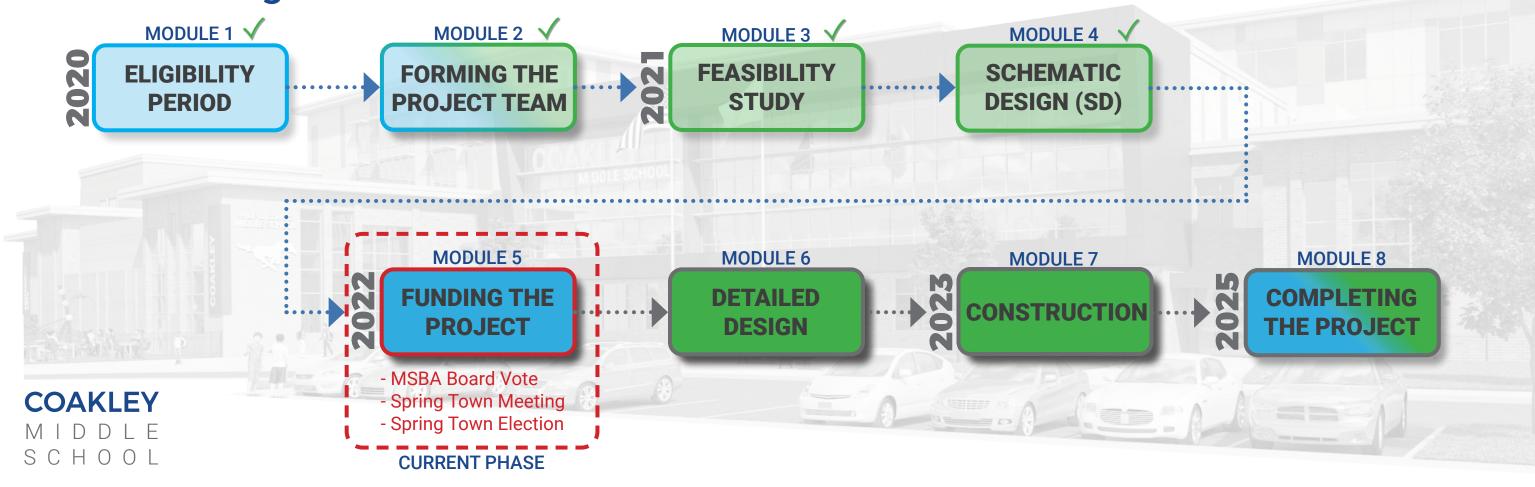
:..... Massachusetts School Building Authority

**District Tasks Professional Team Tasks** 

### **MSBA Masterplan Process**



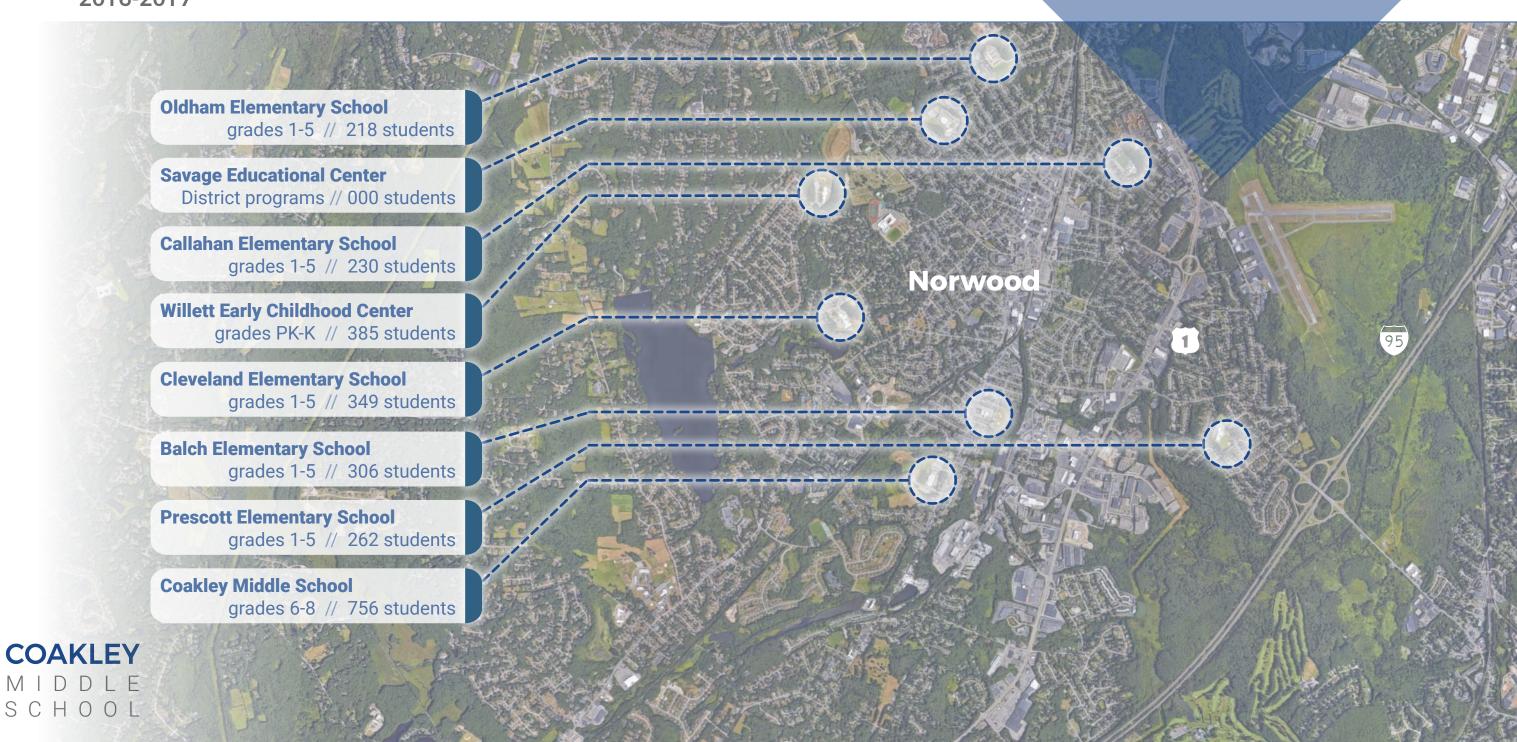
### **MSBA Building Process**



### **Masterplan: RECAP**

**Building Analysis - Completed by a design team of 30+ professionals** 2016-2017

Every building in the District was analyzed & the team met with every principal to obtain insight into all schools



### **Masterplan: RECAP**

Identified factors that affect Building, Functional, & Educational Performance 2016-2017

What factors affect BUILDING performance?

### **Capital Repairs & Improvements:**

// Systems Maintenance (or) Replacement

// Code Upgrades

// Technology Improvements

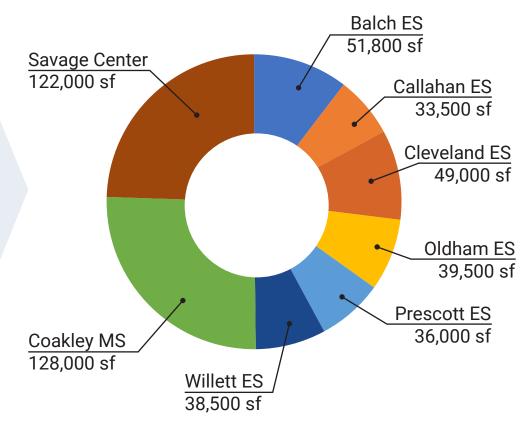
// Paint / Patching / Repairs

### **II.** What factors affect FUNCTIONAL performance?

### **Physical Size vs. Population:**

// Norwood schools over-crowded per physical size & MSBA guidelines: (2017)

Cleveland Elementary School
Willett Early Childhood Center
Coakley Middle School





### What factors affect EDUCATIONAL performance?

### **21**st Century Learning Environment:

// Sense of Community and Ownership

// Indoor/Outdoor Connections

// Project-Based Learning

// Flexible Collaboration Spaces

// Academic Neighborhoods

// Visual transparency and connection between spaces

// Technology infrastructure to support flexibility and innovation

**16 OPTIONS** were developed to address the Masterplan analysis.

The <u>Coakley Middle School</u> was identified in **EVERY** option as a priority.

The S.O.I. was submitted to the MSBA

### **Feasibility Study: RECAP Existing Conditions Evaluation**

IN DECEMBER 2020, THE DESIGN TEAM REVISITED THE ELEMENTARY SCHOOLS AND MIDDLE SCHOOL TO CONFIRM CONDITIONS REPORTED IN THE 2017 MASTERPLAN.



### **COAKLEY** MIDDLE SCHOOL

### Feasibility Study: RECAP SITE SELECTION

### **10** SITES

28 SITE CRITERIA QUESTIONS

- PREREQUISITE: Buildable area
- GENERAL: Location & Ownership
- TECHNICAL: Zoning, Topography, Soils, Wetlands
- <u>EDUCATIONAL</u>: Green space, athletic fields, outdoor classrooms



#### **SITE RANKINGS**

Existing Coakley MS Site

Hennessey Field

**Forbes Hill** 

Savage Education Center

Balch ES

Callahan ES

**Cleveland ES** 

Oldham ES

**Prescott ES** 

Winsmith Mills

97%

**59%** 

**59%** 

**72**%

NA

NA

NA

NA

NA

NA

### **GRAPHIC SUMMARY OF OPTIONS**

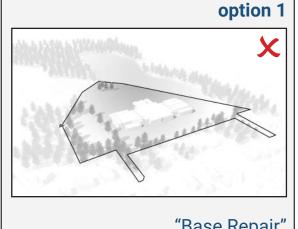
PDP Phase - 19 OPTIONS
PSR Phase - 5 OPTIONS
SD Phase - 1 OPTION

NOTE: All **ADD/RENO** and **NEW CONSTRUCTION** options included a 6-8 and a 5-8 grade configuration sub-option

#### ADD/RENO

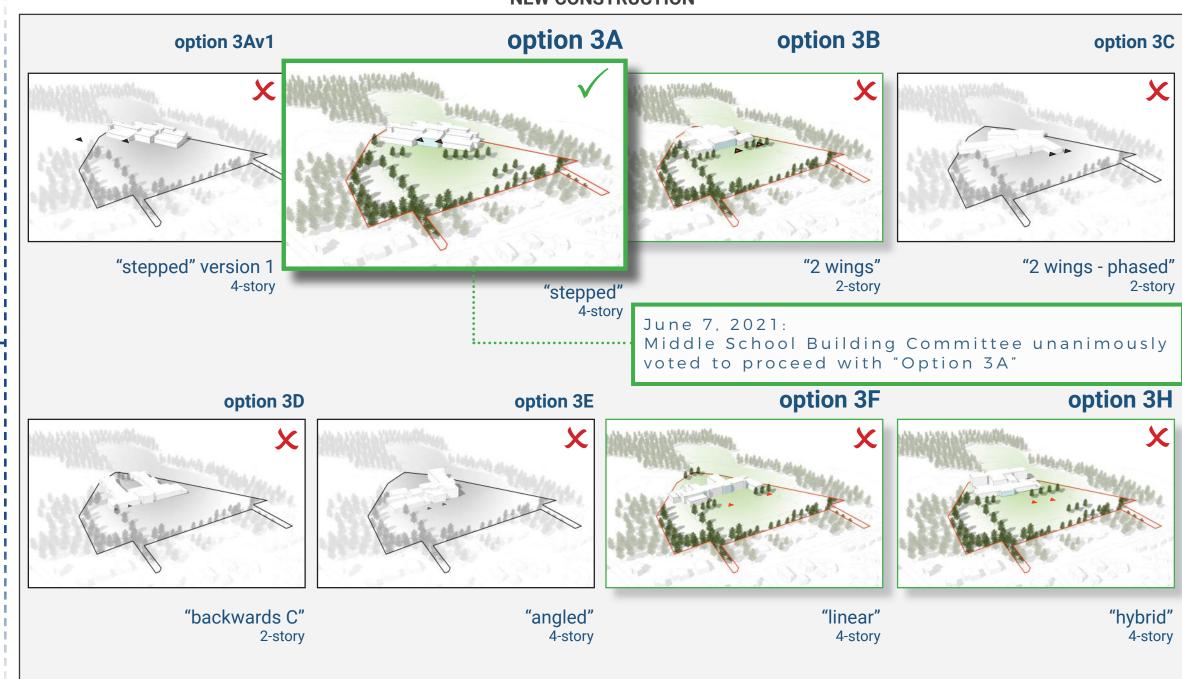
# option 2A \*Add / Reno" 2-story

#### **BASE REPAIR**





#### **NEW CONSTRUCTION**



### Feasibility Study: RECAP

### SUMMARY OF OPTIONS: COST

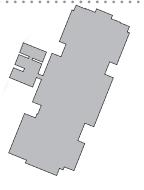
FOR COMPARISON PURPOSES ONLY

#### **BASE REPAIR**

#### option 1

1-2 story 36+ months

base repair 128,000 SF



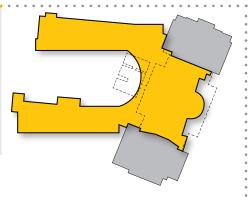
- Updates systems (electrical, heating, ventilation)
- Temporary modular classrooms remain
- Does not increase building size
- Many spaces lacking daylighting
- Building organization remains does not support middle school educational delivery
- Multiple phases of construction extending student disruption
- Existing bus & vehicular circulation & entry points remain
- Includes grades 6-8 -> overcrowding at ES remains

#### ADD/RENO

#### option 2A

2 story 45 months

**5-8 add/reno** 208,318 SF



- Modular classrooms need to be relocated to construct new portion (added cost & student disruption)
- · Long construction period with multiple phases
- Renovates existing auditorium & stage
- Renovates existing gymnasium
- Large footprint can not replicate field lost with construction
- Provides updated core academic spaces to support the districts educational delivery
- · Core academic spaces will have daylight
- · Systems will be updated
- Includes 5th grade addressing overcrowding at the ES

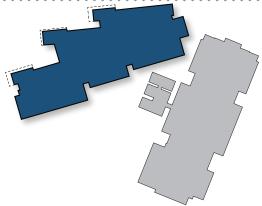
#### **NEW CONSTRUCTION**

#### option

3A, 3B, 3F, & 3H

4 story 32 months

**5-8 new** 187,840 SF



- 100% new facility that supports the District's educational goals and delivery methodology including teaming structure
- · Construction of facility is not in an occupied building -> standalone
- Shortest construction timeline
- Includes new 600 seat auditorium & 2,000sf stage
- 4-story building minimizing footprint to maximize greenspace, site circulation, and parking.
- Includes 5th grade addressing overcrowding at the ES
- Replicated lost field at the front of the site with a synthetic turf field with athletic lights

### **Estimated MAXIMUM Total Project Cost**

base repair

\$**70.4** million

OPTION DOES NOT ADDRESS
ELEMENTARY SCHOOL OVERCROWDING.
NEED AN ADDITIONAL \$16.5 MILLION
TO ADD TEMPORARY MODULARS

base repair & modulars \$**86.9** million

add/reno

\$162.1 million

new construction

\$150.0 million

### Feasibility Study: RECAP GRADE CONFIGURATION

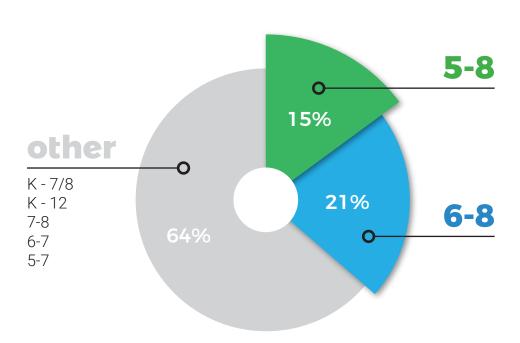
Should Coakley MS include

Grades 6 - 8

o r

Grades 5 - 8

School Committee unanimously voted on a 5-8 grade configuration



COAKLEY
M I D D L E
S C H O O L

Statewide percentages of public middle schools per grade configuration in Massachusetts

### Grade Configuration Discussions

### **Educational Program**

- December 2020 & January 2021:
  - Educational Visioning sessions including Elementary staff
- January March 2021:
  - Develop Educational Program to align with District goals including both grade configurations

### **Community Forums**

◆ January 14, March 18, April 29, and May 19, 2021

### **School Committee meetings**

- **April 7, 2021:** 
  - Elementary School capacity and additional space requirements
  - Cost for adding modulars to address space constraints
- **April 28, 2021:** 
  - Social & Emotional Learning for Grade 5
- May 12, 2021:
  - Operations, Staffing, and Busing
- May 26, 2021:
  - Discussion and vote

### Schematic Design PROJECT INFLUENCES

### **Educational Program Development**

December 2020 & January 2021: visioning

January - March 2021: Ed Program development

### **Community Forums** (8)

- January 14
- September 23
- March 18
- November 1
- April 29
- December 16
- May 19
- February 17

### **Middle School Building Committee**

Monthly meetings

### **Department Program Review**

Over **40 PROGRAMMING MEETINGS** were held with school staff, department heads, district administration, the design team & consultants, and the OPM.

amenities & adjacencies

#### **Town of Norwood**

- Norwood Public Schools
- Norwood Police
- Norwood Fire
- Department of Public Works
- Facilities
- Planning

- Energy Manager
- Norwood Light
- Parks & Rec
- Youth Soccer
- Youth Football



### Schematic Design PROJECT HIGHLIGHTS

- 187,840 square feet
- 5 8 grade configuration with each grade on their own floor
- 100% of core teaching spaces will have windows!
- 600 seat auditorium 🗸
- · Upper and lower school student dining commons
- Upper and lower school teacher collaboration spaces

- Dedicated STEM/STEAM spaces:
  - Virtual Reality lab
  - Performance technology studio
  - 3 Student Collaboration spaces
  - Video Production & Broadcast Studio

Middle School Building Committee unanimously voted to include



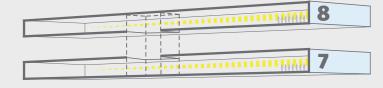
- 320 parking spaces to support the campus
- synthetic turf field with athletic lighting
- two site access points
   will remain
- full perimeter building access increasing vehicle cueing lengths & separating bus and parent traffic
- · fields to remain
  - little league
  - lower fields
  - tennis courts

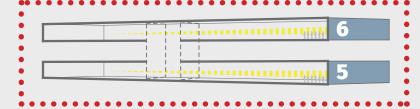




### Schematic Design PLAN ORGANIZATION

### UPPER SCHOOL





### LOWER SCHOOL

### **COMMUNITY SPACES**

- Auditorium
- · Student Commons
- Black Box Theatre
- Gymnasium
- Library / Media Center









COAKLEY

MIDDLE

SCHOOL

• UTILIZE DURABLE MATERIALS • PROVIDE IDENTIFIABLE ENTRY POINTS • HIGHLIGHT SPECIFIC BUILDING ELEMENTS • REDUCE BUILDING SCALE & MASSING • RELATE BUILDING AND MATERIALS TO SURROUNDING SITE & TOWN • PROVIDE BRANDING & IDENTITY FOR STUDENTS • DESIGN FOR SUSTAINABILITY



CLASSROOMS

PROPOSED

EXISTING





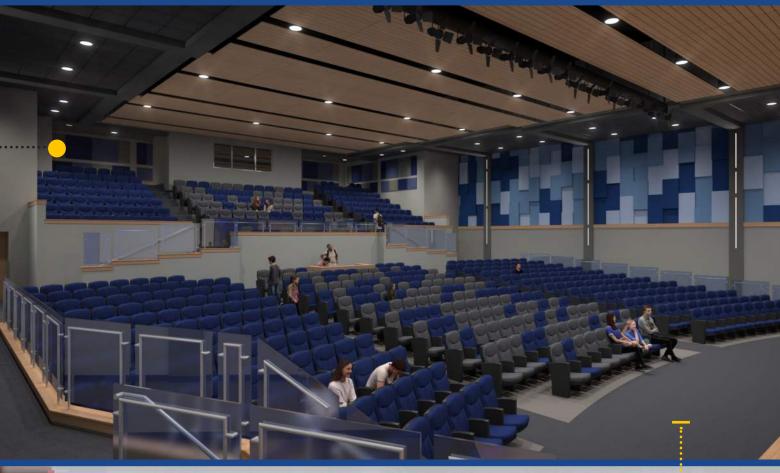
### COAKLEY

AUDITORIUM .....

PROPOSED

EXISTING







COAKLEY M I D D L E

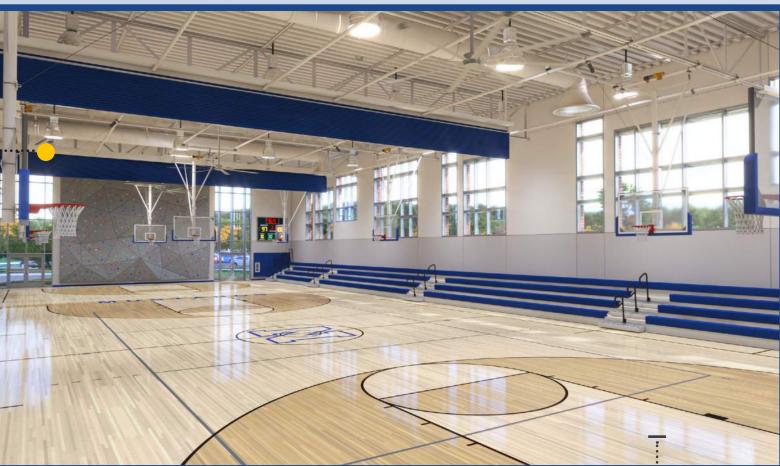
SCHOOL

GYMNASIUM ....

PROPOSED

EXISTING





ATHL



COAKLEY



EXISTING

PROPOSED





### **COAKLEY**

LIBRARY / MEDIA CENTER

**EXISTING** 

PROPOSED



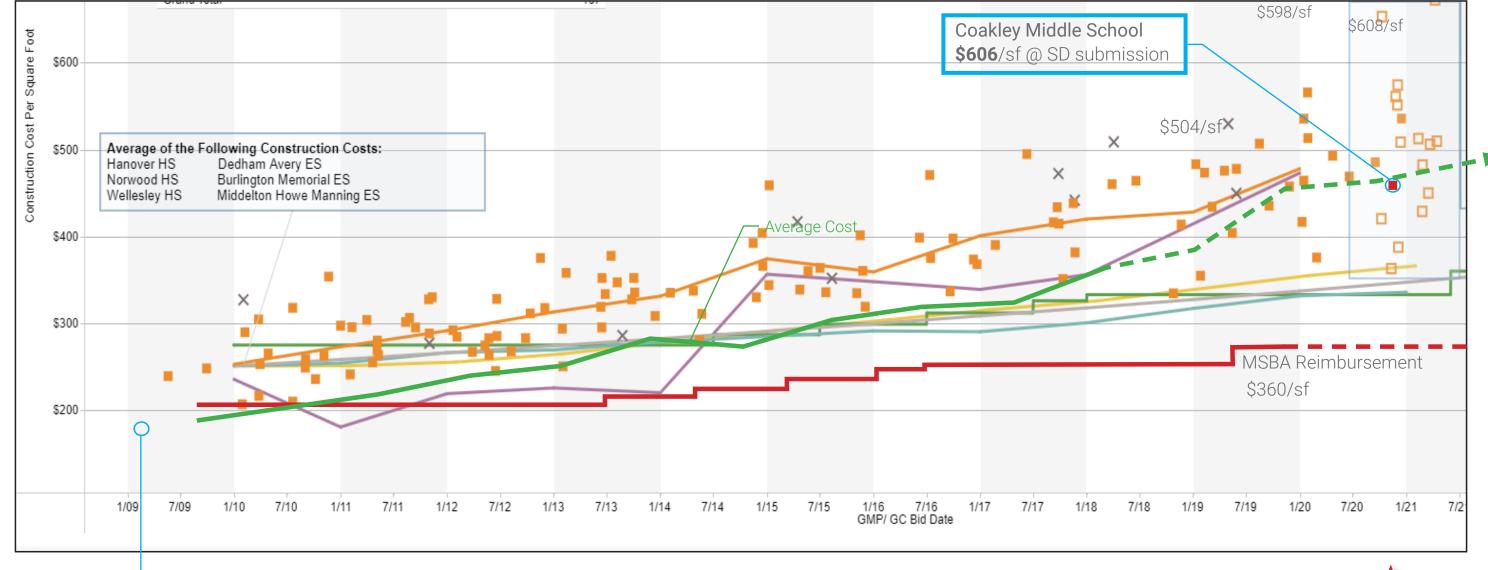


### COAKLEY

### **Funding The Project**

### SCHOOL CONSTRUCTION COSTS

Chart Downloaded from the MSBA website on 12/8/2021



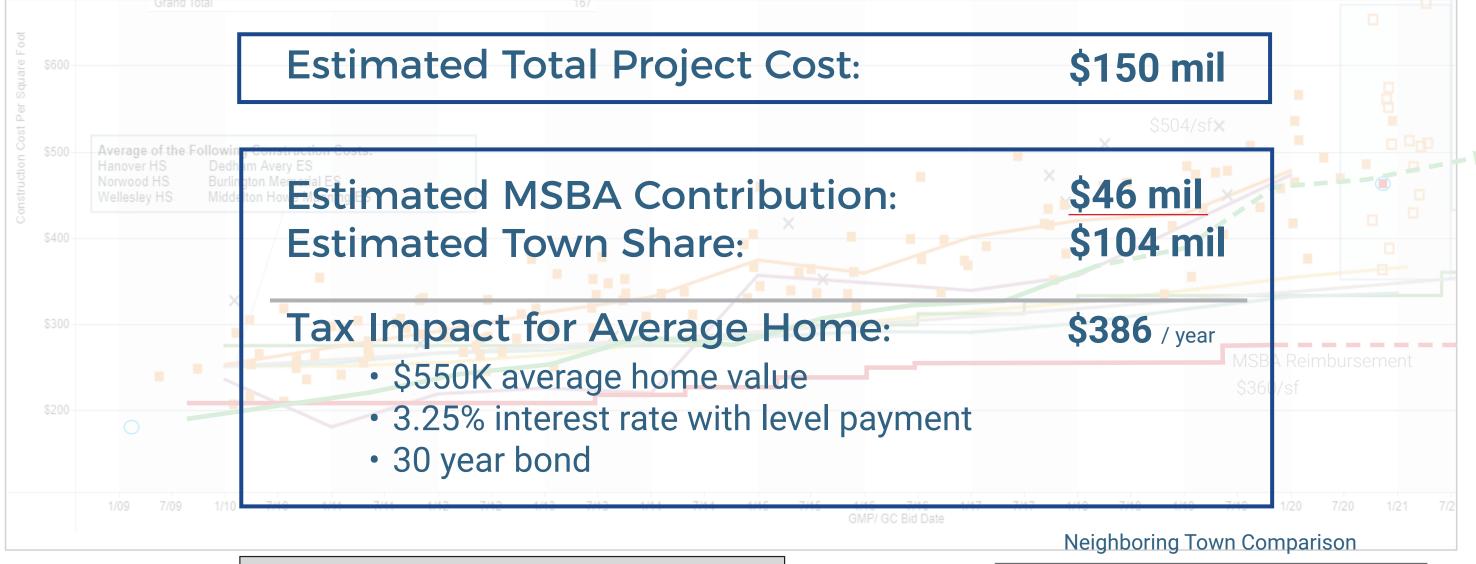
Norwood High School \$239/sf in 2009

### **COAKLEY**

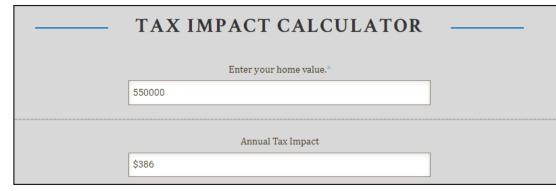


### **Funding The Project**

### PROJECT BUDGET & TOWN SHARE



COAKLEY MIDDLE SCHOOL



Walpole \$423	3
Westwood\$462	2
Medfield \$852	2
All figures represent a 30 year debt servic	е

### Funding The Project NEXT STEPS / VOTE

Project needs to pass **BOTH** votes to proceed

# Town Meeting

March 14, 2022

2/3 Majority

## Vote #2 Ballot Vote

April 4, 2022

Simple Majority = 50% + 1 vote



What does a "YES" vote mean? What does a "NO" vote mean?

### **FAILED VOTE**

The Town has 120 days from the date of the MSBA Board Vote to pass the project at the Town Level (both votes by June 2022)

Norwood will forfeit the opportunity to receive a max grant of \$46,000,000 in state aid offered by the MSBA

The Town of Norwood will be required to **withdraw** from the MSBA Grant Program

The Town of Norwood will have to **submit another Statement of Interest** (SOI) and receive an invitation into the Eligibility Period Phase of the MSBA Process

### Vote #1 Town Meeting Article

**PASS VOTE** 

### Vote #2 Ballot Vote

If eligible, Norwood

will enter into the

Feasibility Study

again. MŚBA will

not reimburse for a

second feasibility

study.

Fall 2025

New Norwood Middle School Opening

(Current 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, & 4<sup>th</sup> Grade Students to be the first to attend the New School)

### **PASS VOTE**

The Town of Norwood will enter into the MSBA's Module 6: Project Scope and Budget Phase

The Design Team will proceed with Design Development and Construction Documents

The Project will go out to Bid and will enter into the Construction Phase

### Funding The Project COST AND TIMELINE IMPACT BASED ON VOTE RESULTS

		2022	2023	2024	2025	2026	2027	2028	2029	2030	
	spent					TOTAL					
Current Project	\$1.5M	Design /	Bid	Constru	ction Town share =	\$150M \$104M					
											TOTAL
'similar' Middle Schol Project * (with MSBA)	\$1.5M	SOI	TM \$1.5M	Eligibility/OPM	DS/FS	SD/TM	Design / Bio	d e	Constru	ction Town share =	\$171M \$116M
								TOTAL			
'similar' Middle Schol Project (without MSBA)	\$1.5M	TM \$1.5M	OPM/DS FS/SD	Design /	Bid	Constru		\$157M e = \$157M			

#### Assumptions:

Costs in Millions

3% per YR escalation to construction start from \$119M

32% MSBA realized reimbursement for MSBA projects

\* Assumes MSBA accepts initial SOI resubmittal. It is Possible that it could take several attempts.



### Coakley Middle School Existing Building Tours

- Saturday, March 5th
  - ◆ 10:30am 11:45am
- Monday, March 7th
  - ♦ 5:45pm 6:45pm
- Wednesday, March 16th
  - ♦ 6:30pm 8:00pm
- Saturday, March 19th
  - ♦ 10:30am 11:45am
- Saturday, March 26th
  - ♦ 11:00am 12:30pm



### https://newcmsproject.org/educational-videos/

### **Existing Conditions Analysis**

Video 1: How did we get here?

Video 2: Daylighting

Video 3: Undersized Classrooms

Video 4: Educational Layout

Video 6: MEPFP Infrastructure

Video 7: Accessibility Compliance

### **Proposed New School**

Video 5: Financial Impact

Video 8: Grade Configuration - Elementary

Video 9: Grade Configuration - Middle

Video 10: Option Selection & Decision Process

### **UPCOMING:**

**Video 11: Community Benefits** 

Video 12: Environmental Impact

**Video 13: Vote Information** 







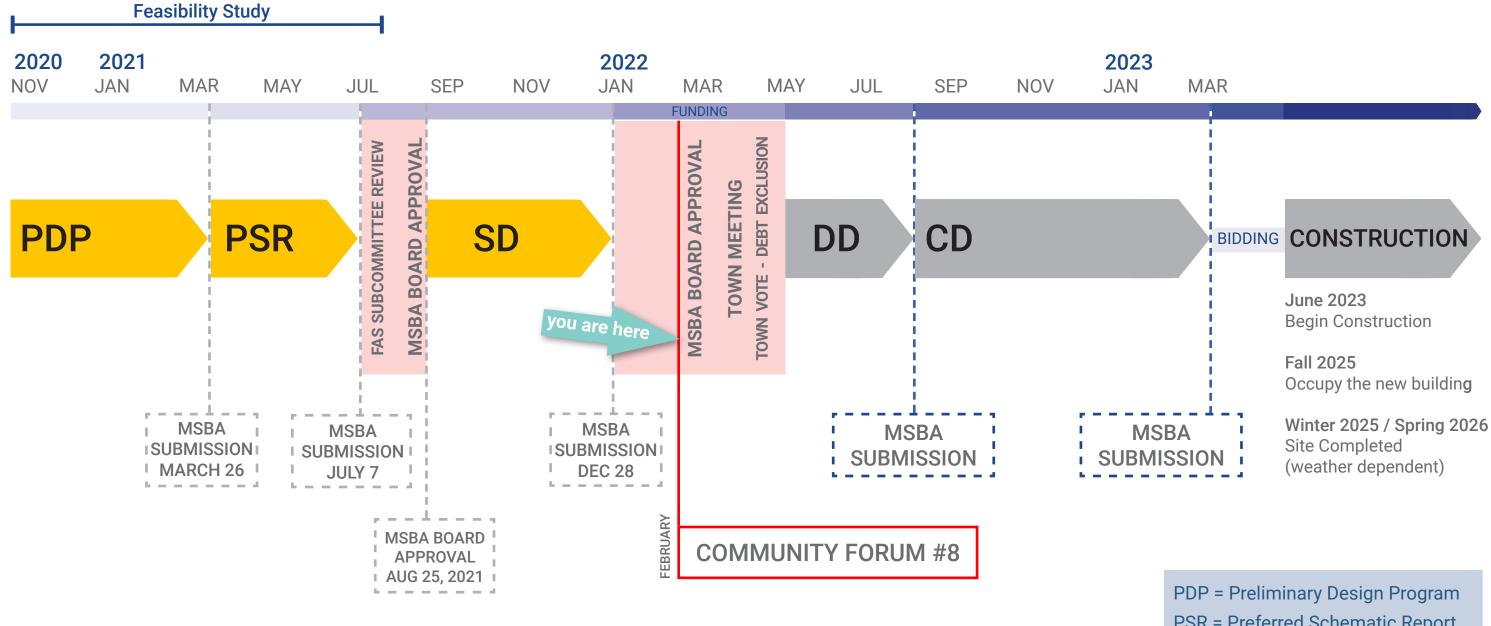
Project Website: https://newcmsproject.org/

COAKLEY

Project Email: cmsproject@norwoodma.gov



### **Project Schedule**





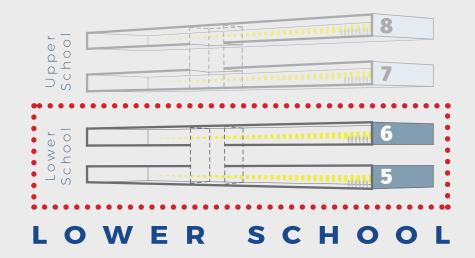
PSR = Preferred Schematic Report

SD = Schematic Design

DD = Design Development

CD = Construction Documents

### Schematic Design PLAN ORGANIZATION



### **COMMUNITY SPACES**

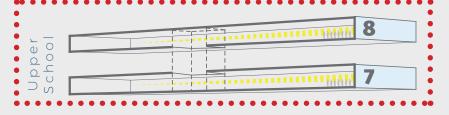
- Auditorium
- · Student Commons
- Black Box Theatre
- Gymnasium
- Library / Media Center



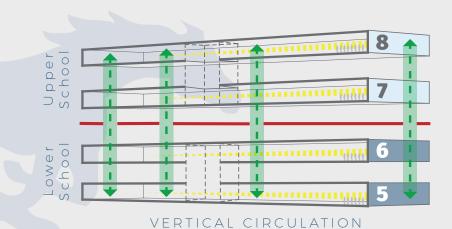


**PLAN ORGANIZATION** 

#### UPPER SCHOOL







### COAKLEY MIDDLE SCHOOL



### **Schematic Design DESIGN SUMMARY**

The new Coakley Middle School reflects on references and themes prevalent in the Historic American Mill Buildings located throughout the Norwood Community.

The design of the new Coakley Middle School organizes these elements into a **MODERN INTERPRETATION** of the influential MILL BUILDING.

The new Coakley Middle School will create a 21st century learning environment that propels the students and staff of Norwood forward; just like the mill buildings propelled the Town forward in the 19th Century.



and redefining the limits Taking the traditional .....

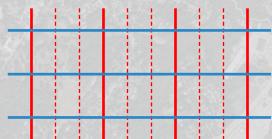
IDENTIFY:

**BUILDING ELEMENTS** 

ESTABLISH:

**DESIGN PARAMETERS** 

WHAT IS THE STRUCTURAL GRID AND BAY SPACING AND WHY?



HOW ARE THE ELEMENTS AT THE TOP OF THE BUILDING TREATED?

> HOW DOES THE BUILDING INTERACT WITH THE GROUND?

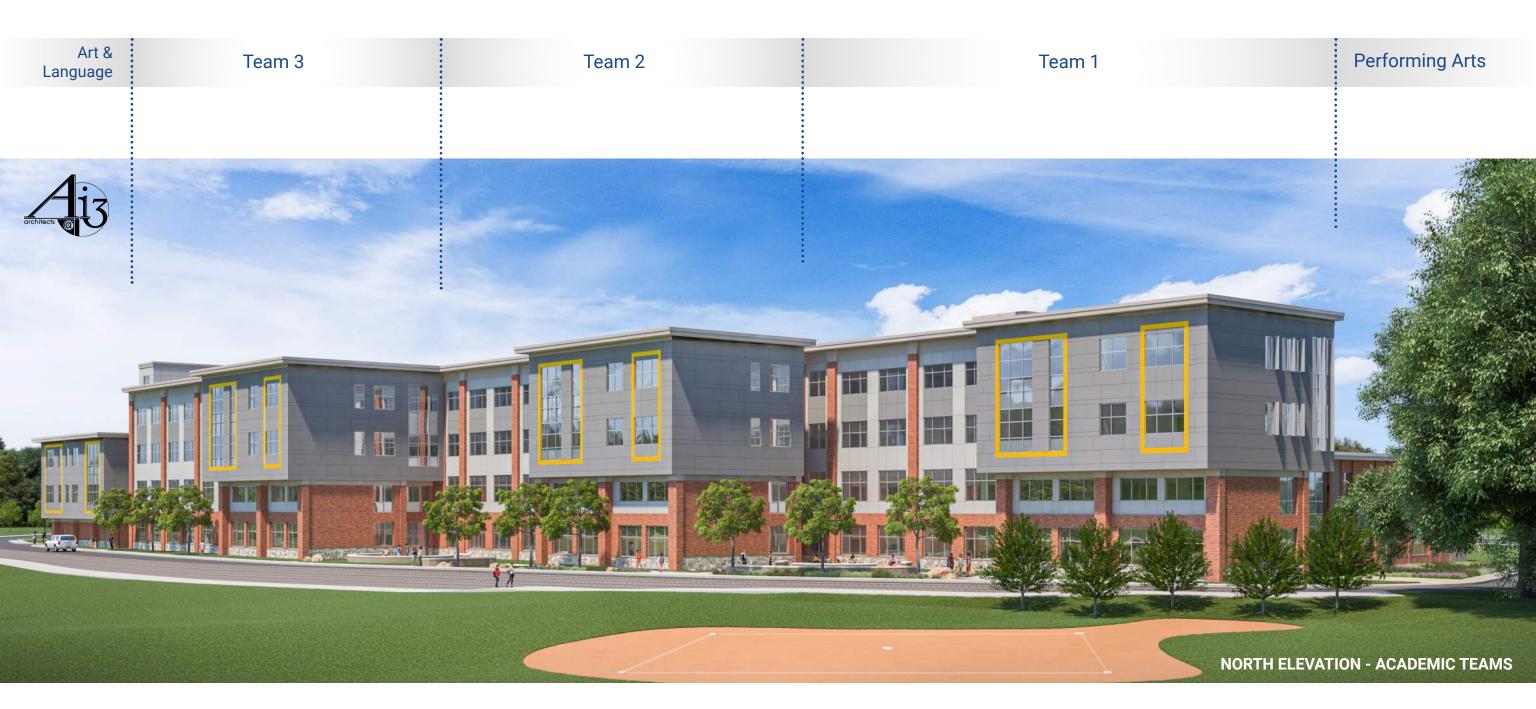




COAKLEY MIDDLE SCHOOL

• UTILIZE DURABLE MATERIALS • PROVIDE IDENTIFIABLE ENTRY POINTS • HIGHLIGHT SPECIFIC BUILDING ELEMENTS • REDUCE BUILDING SCALE & MASSING • RELATE BUILDING AND MATERIALS TO SURROUNDING SITE & TOWN • PROVIDE BRANDING & IDENTITY FOR STUDENTS • DESIGN FOR SUSTAINABILITY







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### Feasibility Study: RECAP GRADE CONFIGURATION

ELEMENTARY 표 NEEDS **PROGRAMMATIC** CURRENT

Balch (1-5) 316 students (1) Music classroom (music currently in open rooms)

♦ (3) SPED/ELL rooms

Callahan (1-5) 225 students (1) Teacher Collab room

♦ (1-2) SPED/ELL rooms

Cleveland (1-5)

334 students

(1-2) SPED/ELL rooms

(1) Music room

Oldham (1-5) 251 students ♦ (2-3) SPED/ELL rooms

Prescott (1-5)

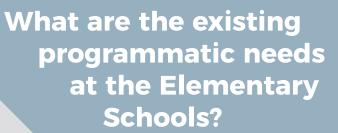
257 students

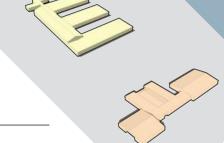
(2-3) SPED/ELL rooms

(1) Music room

• (1) Art room







# Total Project Budget

Feasibility Study and Schematic Design			1.5 M
<b>Project Management and Adminis</b>	tration (OPM, estimates, insurance, etc.)	\$	3.4 M
Architecture & Engineering		\$	10.9 M
Construction Cost (\$606/SF at 187,840SF)			14.3 M
Cost of work (current market pricing):	\$ 107.6 M		
CM (Contractor) Contingency:	\$ 2.7 M		
Market Escalation until Fall of 2022:	\$ 4.0 M (3.7%)		
Additional PV		4	5.7 M
Furniture, Fixes, & Equipment (FF	&E) and Technology + misc. cost	4	5.3 M
Owner's Construction Contingency (6% of construction cost)			\$ 6.8M
Owner's Soft Cost Contingency (2	2% of construction cost)	3	2.1 M
Total Project Budget		\$ 1	50.0 M

## Total Project Budget & MSBA Funding

#### Estimated total project budget cost is \$150.0 M

MSBA agreed to reimburse 54.34 % of <u>eligible</u> costs. Not all costs are deemed eligible

- 50.58 % Base
- 2.00 % Incentive for Energy Efficiency design
- <u>1.76%</u> Incentive District's Maintenance Program

54..34%

### Per MSBA policies, costs can be deemed ineligible in three different ways:

- Categorically ineligible
  - MSBA does not fund these costs on ANY project such as removal of asbestos flooring
- Costs exceed MSBA "caps"
  - MSBA funds certain costs up to a certain amount, anything over is ineligible
- Costs for spaces that exceed MSBA square footage guidelines
  - Spaces are eligible but are bigger than what the MSBA allows, additional square footage is ineligible

## MSBA Funding - Ineligible Costs

#### Categorically Ineligible:

- Land Acquisition
- Legal Fees
- Off site Improvements
- Utility Company Charges
- Swing Space
- Building Permits
- Local Board Costs
- Financing Costs
- Site Remediation (USTs)
- Asbestos Floor Tiles
- Auditorium (for ES & MS)
- Synthetic Turf

#### Cost Exceeding Caps:

- Total Soft Costs exceeding 20% of construction costs
- OPM costs exceeding 3.5% of construction costs
- Architect costs exceeding 10% of construction costs
- Building costs exceeding \$360/SF. While just increased, it's still below market.
- Site costs that exceed 8% of the building costs
- Furnishings & Technology Equipment that exceed \$2,400/ student
- Change Orders exceeding 1% of construction cost

#### Cost for Spaces that Exceed MSBA SF guidelines:

- Per MSBA's review
- Overages can be deemed eligible if supported by Ed. Program
  - Core Academic/Sp. Ed. space deemed eligible
  - 3<sup>rd</sup> Gym space deemed eligible

# Total Project Budget & MSBA Funding

Total Project Budget		\$ 150.0 M
<ul> <li>Less ineligible Owner and Construction contingencies \$7.1</li> </ul>	\$ 142.9 M	
MSBA identified ineligible costs	- \$ 57.7 M	
Construction Cost Cap: MSBA \$/SF vs. actual \$/SF:	\$ 46.1 M	
Site Cost Cap: MSBA 8% of total construction vs. actual:	\$ 4.9 M	
Auditorium and related OPM/Design/CXing:	\$ 6.7M	
MSBA Basis for the Maximum Facilities Grant	\$ 85.2 M	
MSBA Reimbursement Rate of 54.34% equals a C	\$ 46.3 M	
MSBA Reimbursement Grant as a percentage of	30.84%	
Town Share of Total Project Budget after reimbur	\$ 103.7M	

### Common Questions

### Why not wait and get an actual bid prior to Town Meeting?

- The MSBA's process <u>requires</u> that a Town/District authorize a project at the end of Schematic Design BEFORE spending any more money on Design.
  - MSBA has agreed to reimburse Norwood up to \$46.3M.
  - MSBA will not participate in a "wait for bid" process. The Town would fund the entire cost.

### What happens if the project is not approved/vote fails?

- Within ten (10) days, the Town/District must provide the MSBA with vote results; analysis of why the project was not approved; and a plan for how it could be approved.
- MSBA will review the plan, but will most likely close the project.
- Norwood would need to submit a new Statement of Interest (SOI) and start over.
- Currently, Norwood has spent \$1.5M and three (3) years to date since the MSBA approved Norwood's SOI.

## Managing Costs Post Town Meeting?

- The total project cost of \$150.0M includes \$4.0M in market escalation pricing and \$24.2M in multiple contingencies available to manage costs during design and construction.
- Three (3) complete estimates will be conducted prior to the start of construction.
- Using the Construction Manager @ Risk delivery method, the contractor will be hired during the design to assist with reviewing for completeness; estimating; monitoring market conditions; and managing the construction cost budget.
- The Town and the CM at Risk firm will negotiate a "guaranteed maximum price" for construction that will be the maximum price barring any owner requested changes in scope.
- All costs, both commitments and expenditures, will be reviewed by the OPM and Building Committee.
- The Building Committee, which is stipulated by the MSBA and includes multiple Selectmen, school officials, Town officials, Members with construction knowledge, and residents at large, has final approval of all costs.

### Compass' Last Six MSBA School Projects

Hopkinton ES\*: Approved Budget: \$ 47 M Final Cost: \$43 M Opened: 2018

Millis CB ES\*: Approved Budget: \$ 52 M Final Cost: \$48 M Opened: 2019

Stoughton HS\*: Approved Budget: \$123 M Final Cost: \$118 M\*\* Opened: 2020

Natick KMS MS: Approved Budget: \$109 M Final Cost: \$100 M\*\* Opened: 2021

Middleboro HS: Approved Budget: \$104 M Final Cost: \$101 M\*\* Opened: 2021

Ashland ES\*: Approved Budget: \$ 84 M Construction Starting: On Budget

<sup>\*</sup> CM at Risk

<sup>\*\*</sup> Projected FinalCost

## Why Now?

- Coakley middle schools is near the end of its functional life with physical and system deficiencies.
  - Facilities no longer support, nor provide adequate space, for the delivery of modern educational programming to the students in Norwood.
- The need is well documented and recognized by the state.
  - MSBA only approves projects when there is a substantial need.
  - Norwood would not have been considered or invited into the process unless the MSBA believed we needed to address our building deficiencies at the middle schools.
- All future middle school students in the district will benefit from this solution.
- All Elementary Schools will have less overcrowding as 5<sup>th</sup> graders move to the new middle school.

## Why Now?

- MSBA has agreed to grant up to \$46.3M to Norwood...30.8% reduction of costs to Norwood
- Historically low borrowing rates for Norwood's share
- Construction costs will continue to rise
- Future solutions will only be more expensive and perhaps without MSBA grants
  - Ex. Lincoln, MA
    - After failed vote, MSBA turned down district's re-application multiple times
    - Town self-funded a project at more than double the cost to the town of the previous plan
    - 2012 projected cost = \$49M (with MSBA grant of \$21M)
    - 2018 cost = \$93M with no MSBA grant
  - o Ex. Tisbury, MA
    - 2018 projected cost = \$46.5M (with MSBA Grant of \$14.5M) Town share: \$32M. Vote failed.
    - Project approved in June 2021. Total cost \$55M. \$0 MSBA Grant. Town Share: \$55M

# Why Now?

- All costs in millions
- Assumes 3% escalation per year to start of construction
- Assumes same MSBA effective reimbursement: 30% of total costs
- Assumes MSBA accepts the project on initial SOI submission

	Spent	2022	20	023	2024	2025	2026	2027	20	28	2029	2030	
Current Project	\$1.5 M	Design	Bid		Construction	Town =	\$ 150 M \$ 104 M						
"Similar" MS Project* w/MSBA	\$1.5M	SOI	SOI	TM \$1.5M	Eligibility/OPM	DS/FS	SD/TM	Design	Bid		Construction	F-10000	\$ 171 M 116 M
"Similar" MS Project without MSBA	\$1.5M	TM \$1.5M	OPM/DS	FS/SD	Design	Bid	Construct	j	own =	\$ 157 \$ 157			<b>6</b>

### **CM@Risk: Rationale**

- Guaranteed Maximum Price "GMP" with open accounting of all costs.
- CM provides full professional team and shares in the "risk" via a GMP/ GMP Contingency.
- CM Pre-Construction services to help mitigate the Owner's risk.
- Owner involved in de-scoping/award of all subcontractors. "Filed/Trade" subs still bid.
- Buy-out savings; unused GMP contingency; holds & allowances returned to the Owner. Reduces or "re-uses" some of the initial "cost premium".

### **CM@Risk: Rationale**

- A complex; phased project on a very tight site with existing school in operation.
- Limited staging/laydown area; The project needs a pro-active; flexible team player.
- Early Release/Enabling Packages (site roads; site demo; temp. facility set-up, etc) are critical to overall schedule and flexibility around the school's operations.
- Larger pool of potential CMs/More competition than "School" GCs.

### CM@Risk: Costs included in est. \$92M construction cost

• Pre-Construction Fee: \$0.5M

• **General Conditions** (i.e increased staffing) vs. DBB (+/- 1%) \$1.2 M

• **CM Fee** (in addition to GCs; insurance; bonds, etc): (+/- 2%) negotiated \$2.4 M

• CM GMP Contingency (within GMP): (+/- 2%) of cost of work; negotiated \$2.7 M

• "Better" non-trade, sub-contractors: (+/- 1%) \$1 M

• Initial "Cost Premium" total: 5-6% \$5-6 M

 Often costs recouped in buy-out savings and GMP contingency balances turned back to the Owner. These items are kept by GC in DBB

### Other MS projects through the MSBA:

Year	Project	Project Type	Auditorium	Delivery Method		
2021	Norwood Coakley	New Construction	YES	TBD		
2021	Walpole MS	New Construction	YES	CM AT RISK		
2020	Somerset	New Construction	YES	DBB		
2019	Holyoke	New Construction	NO	CM AT RISK		
2019	Braintree South	Add Reno	NO	DBB		
2019	Weymouth	Add Reno	YES	CM AT RISK		
2018	Dennis Yarmouth	New Construction	YES	CM AT RISK		
2018	Framingham	New Construction	YES	CM AT RISK		
2018	Natick	New Construction	YES	DBB		
2017	Braintree East	Add Reno	NO	CM AT RISK		
2016	Quincy	New Construction	YES	CM AT RISK		
2015	Beverly	New Construction	YES	CM AT RISK		
2015	Scituate	New Construction	YES	DBB		

https://www.massschoolbuildings.org/building/CP\_Information\_Cost\_Data#Bid\_Results\_Const\_Contracts\_PFA