



**PERKINS —
EASTMAN**

Photo courtesy of TripAdvisor



DENNIS-YARMOUTH SCHOOL PROJECT

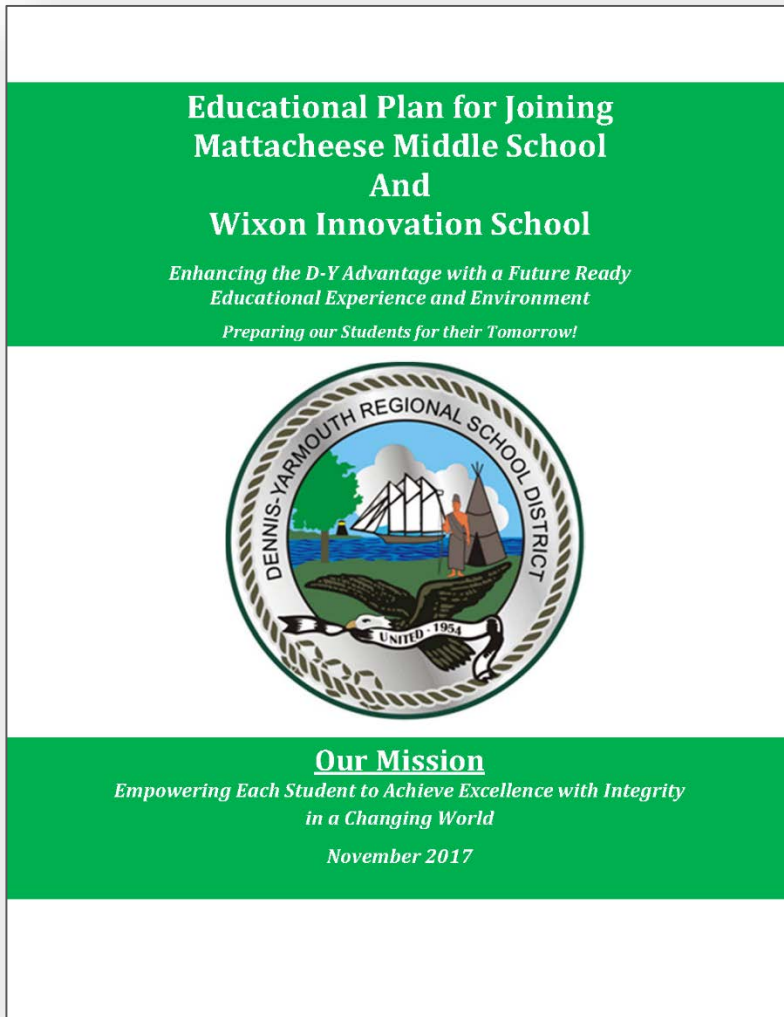
**DENNIS & YARMOUTH BOARDS OF
SELECTMEN, FINANCE COMMITTEES
& THE DYRSD SCHOOL COMMITTEE**

April 23, 2018



SCHEDULE AND DECISIONS

- Apr. 25, 2018 – SBC (vote to submit Preferred Schematic Report)
- May 9, 2018 – Compile & Submit PSR
- May 23 or Jun. 6, 2018 – MSBA Facilities Assessment Subcommittee Meeting
- Jun. 27, 2018 MSBA Board of Directors (for PSR approval)
- Dec. 12, 2018 MSBA Board of Directors (for Schematic Scope & Budget approval)
- Dec. 2018 – Dec. 2019 – Design Development
- Jan. 2020 – Mar. 2020 – Bidding
- Spring 2020 – Estimated Construction Start (Construction Duration ~ 2 Years)



RECAP - EDUCATIONAL PLAN

- Desire to Extend MMS Day (match Wixon)
- Combined Grade Configuration and Central Location Preferred
- Small School Feel (separate zones)
- Zoned for Community Use/Access
- Academic Clusters
- Support Co-Teaching
- Flexible/Agile Spaces (incl. folding walls)
- Small Group / Pull-out Spaces Needed
- Transparency
- Small Class Sizes (20)
- Robust Music Needs
- Substantial Special Education
- 2 Lunch Seatings
- Outdoor Learning

PREFERRED OPTION: S2 – SITE

VEHICULAR CAPACITY:

Parking = 250 cars (+42 ES replicated)

Full Car Loop = 3,380 lf

Car Que = 2,980 lf

Bus Que = 28, double-stacked

STRUCTURED PLAY:

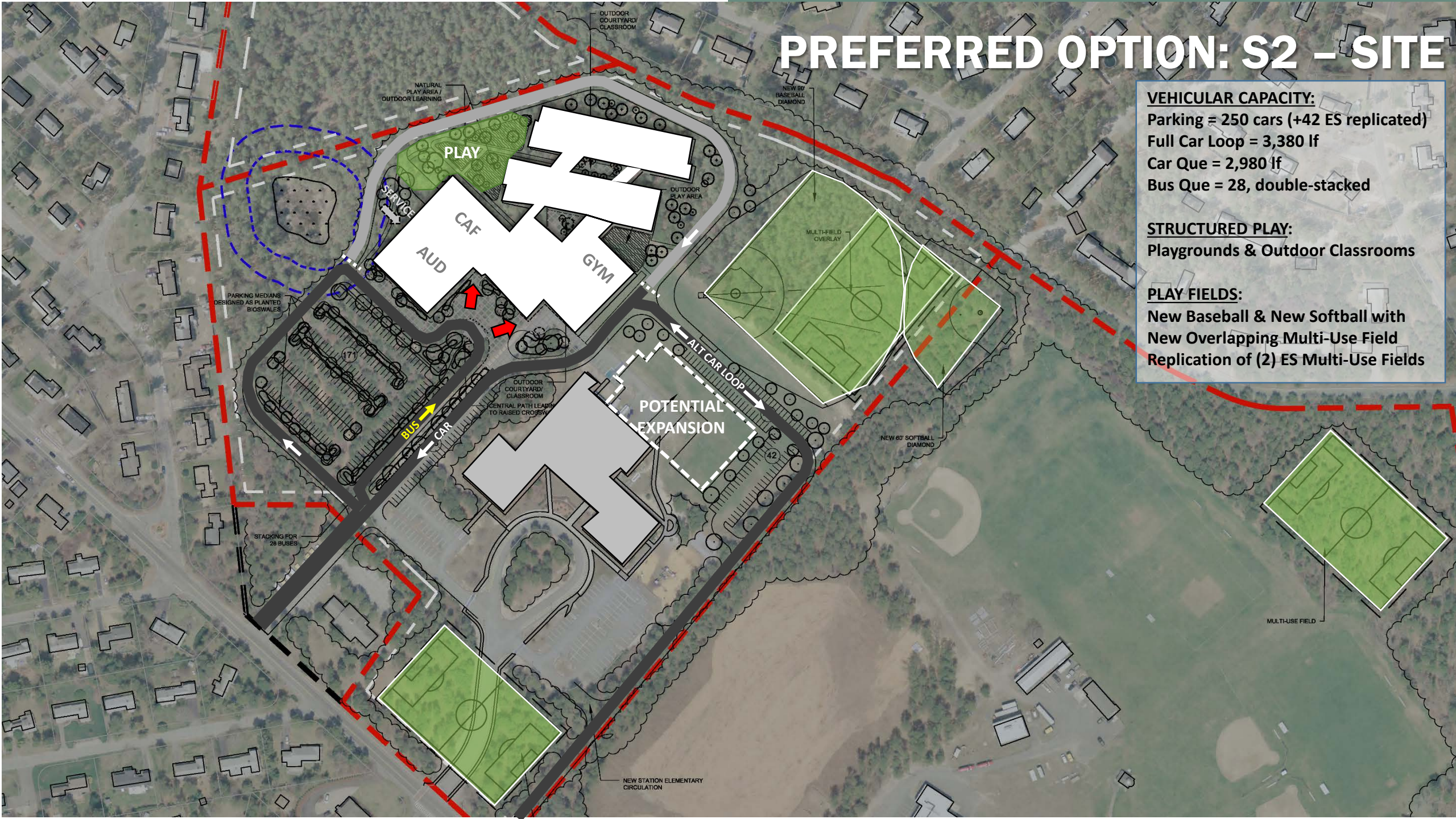
Playgrounds & Outdoor Classrooms

PLAY FIELDS:

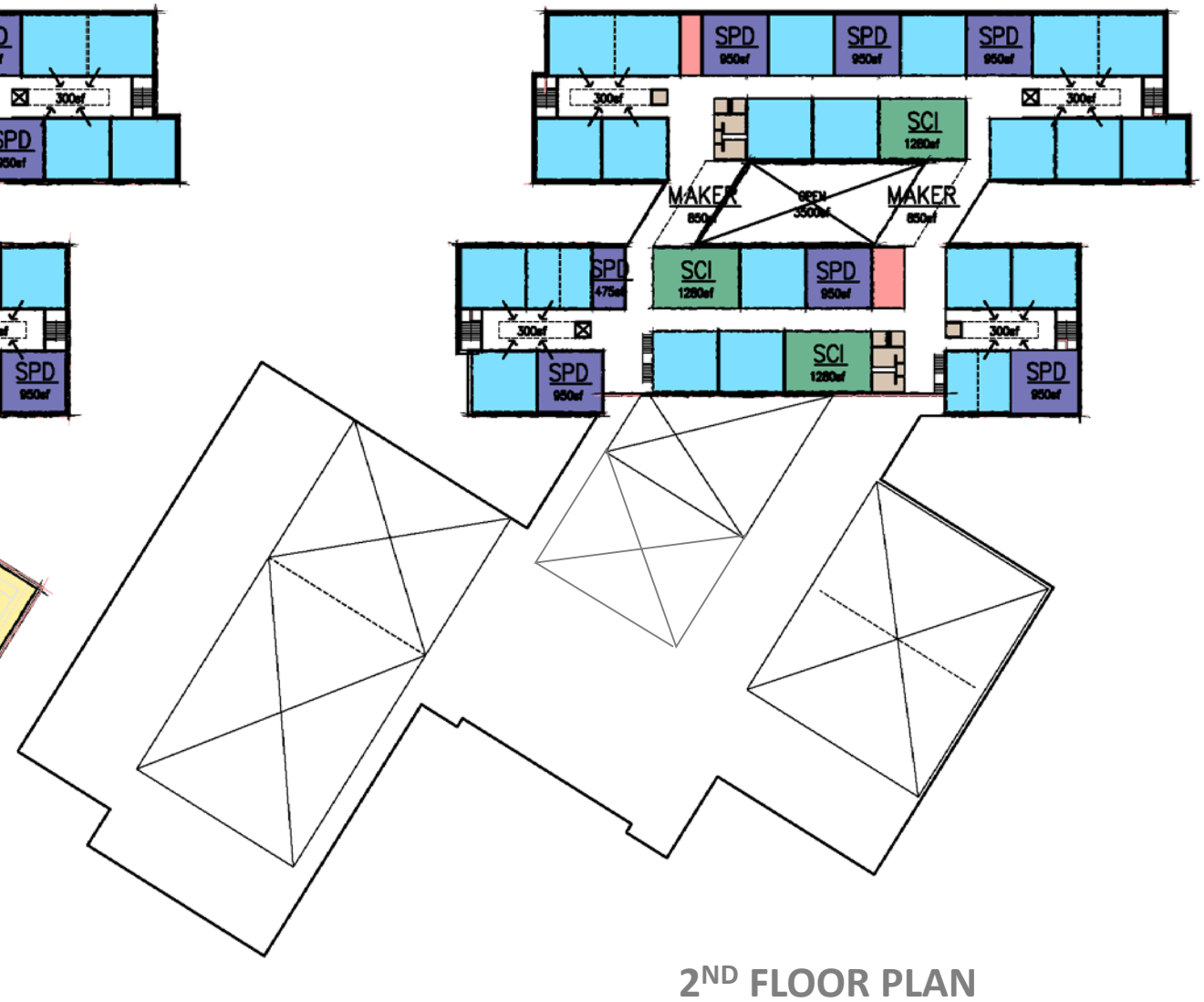
New Baseball & New Softball with

New Overlapping Multi-Use Field

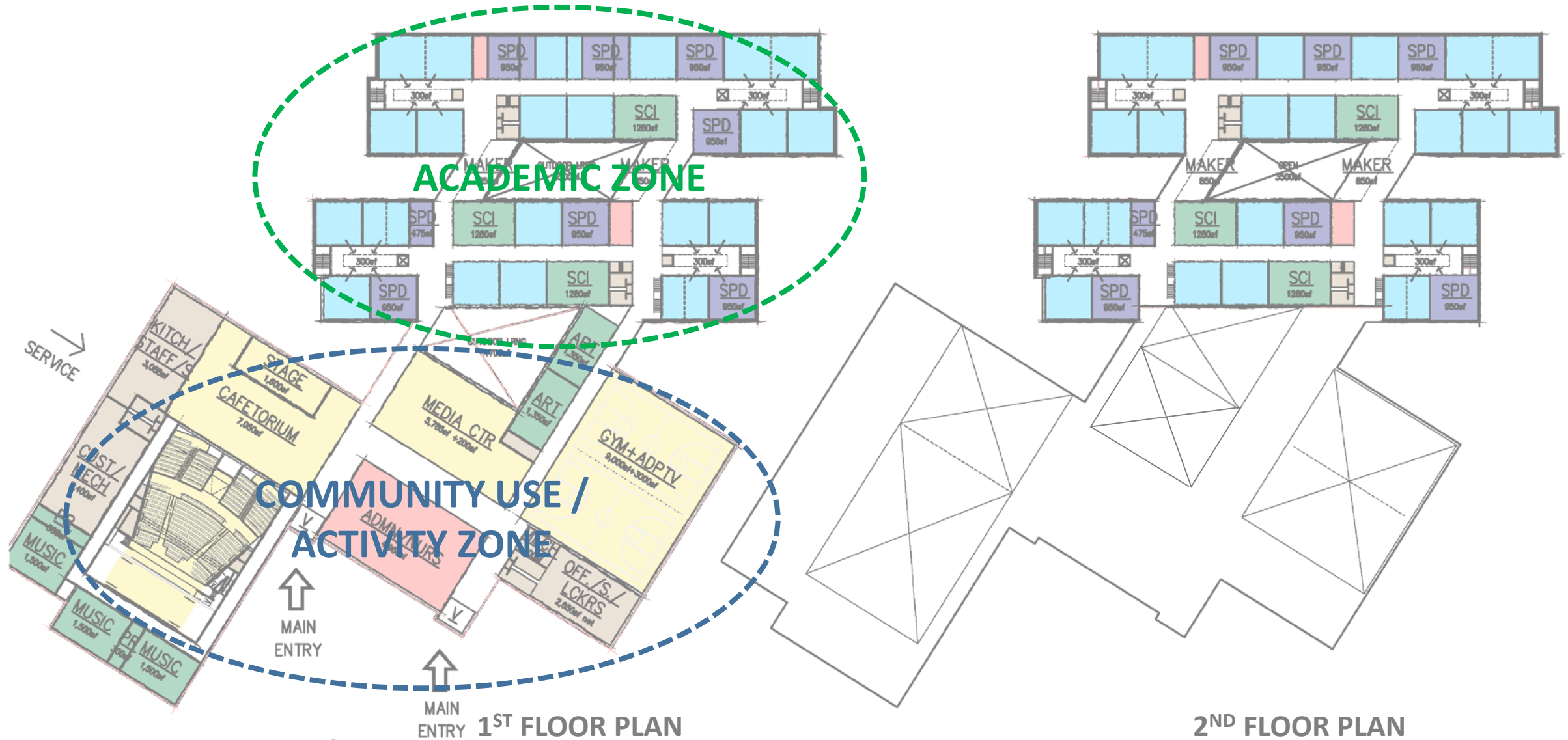
Replication of (2) ES Multi-Use Fields



PREFERRED OPTION S2 - PLANS



ORGANIZATIONAL CONCEPT



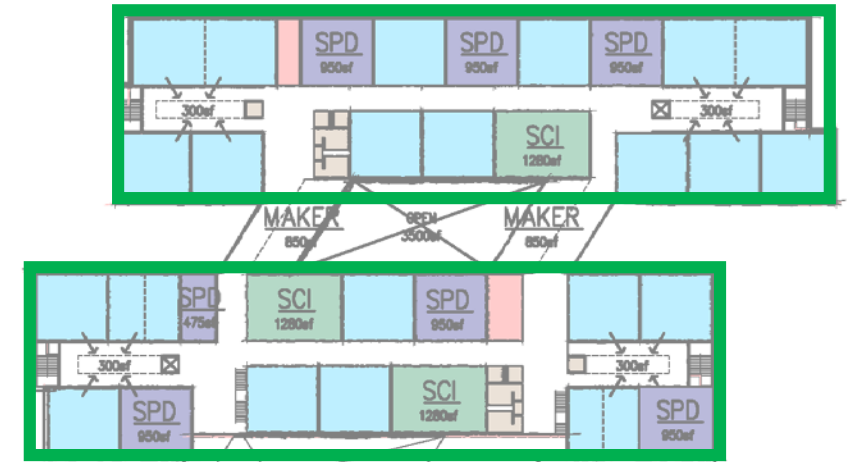
ORGANIZATIONAL FLEXIBILITY

GRADES 4-5

GRADES 6-7

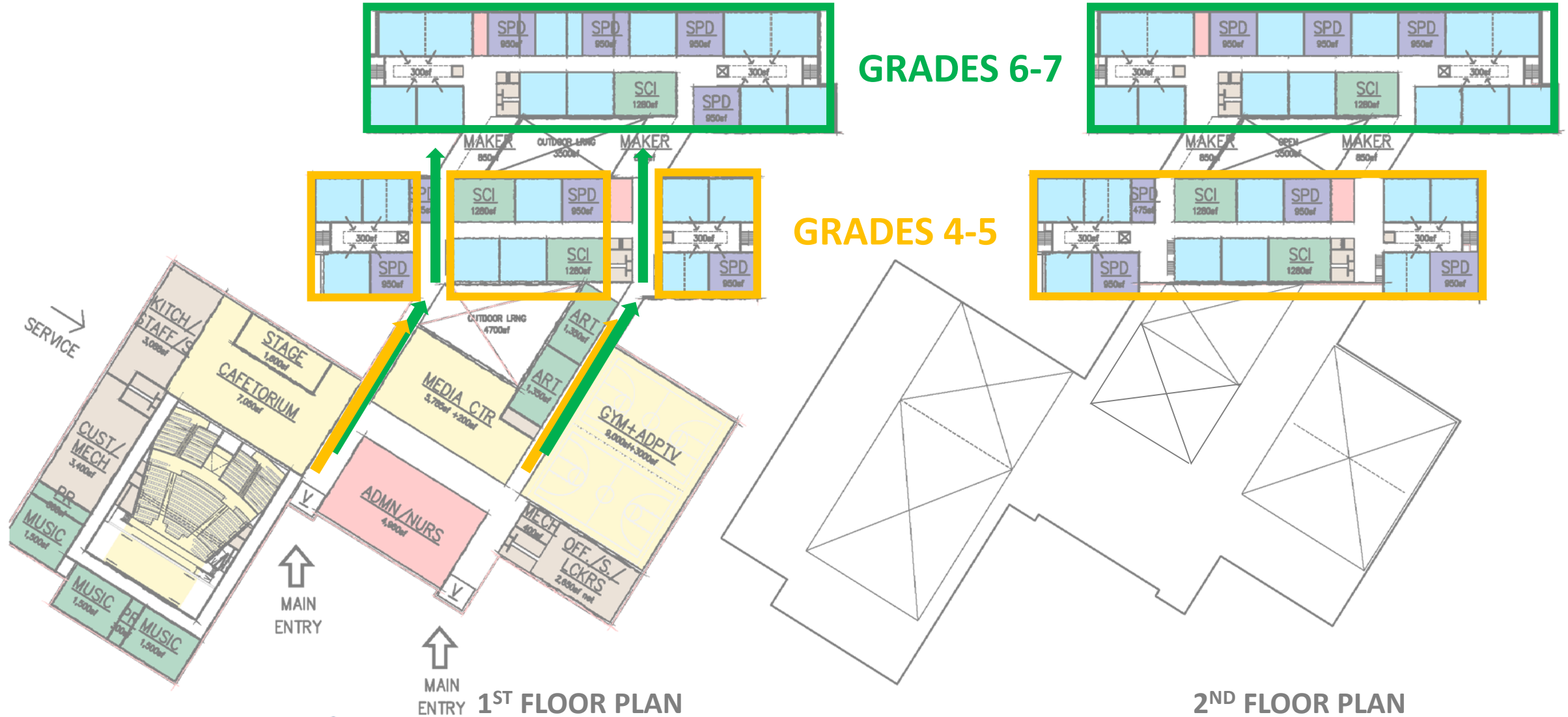


1ST FLOOR PLAN



2ND FLOOR PLAN

ORGANIZATIONAL FLEXIBILITY



ORGANIZATIONAL FLEXIBILITY

GRADES 4-5

GRADES 6-7

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1ST FLOOR PLAN

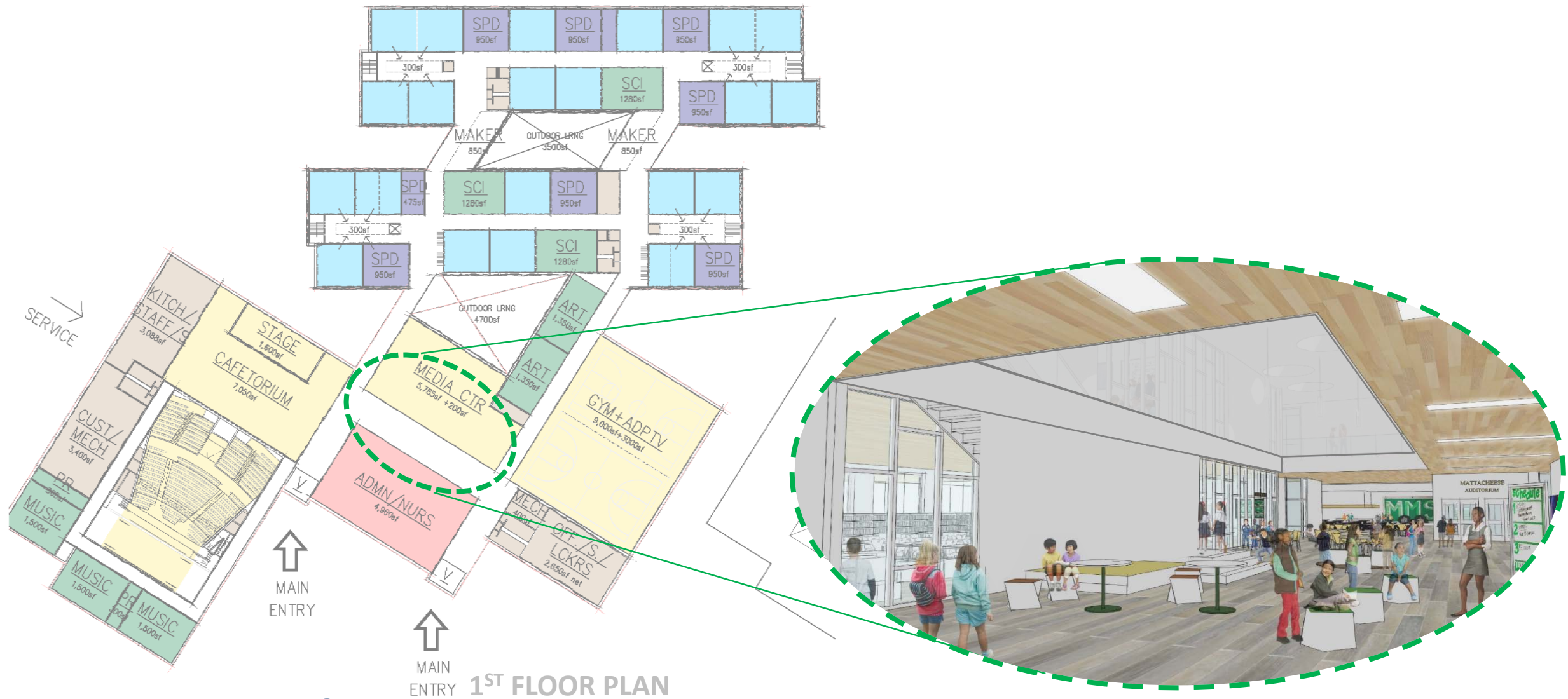


2ND FLOOR PLAN

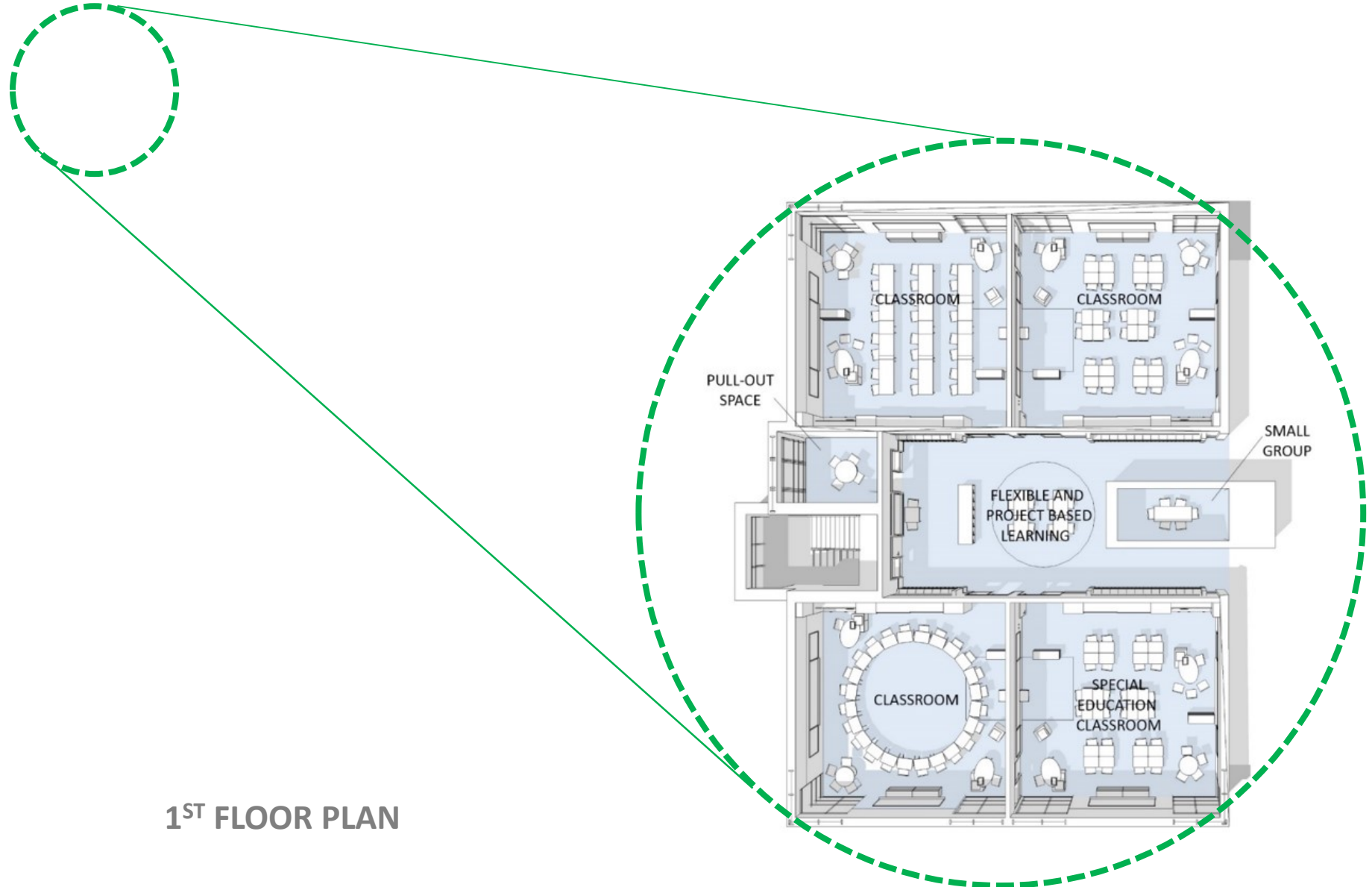
OUTDOOR CONNECTIONS



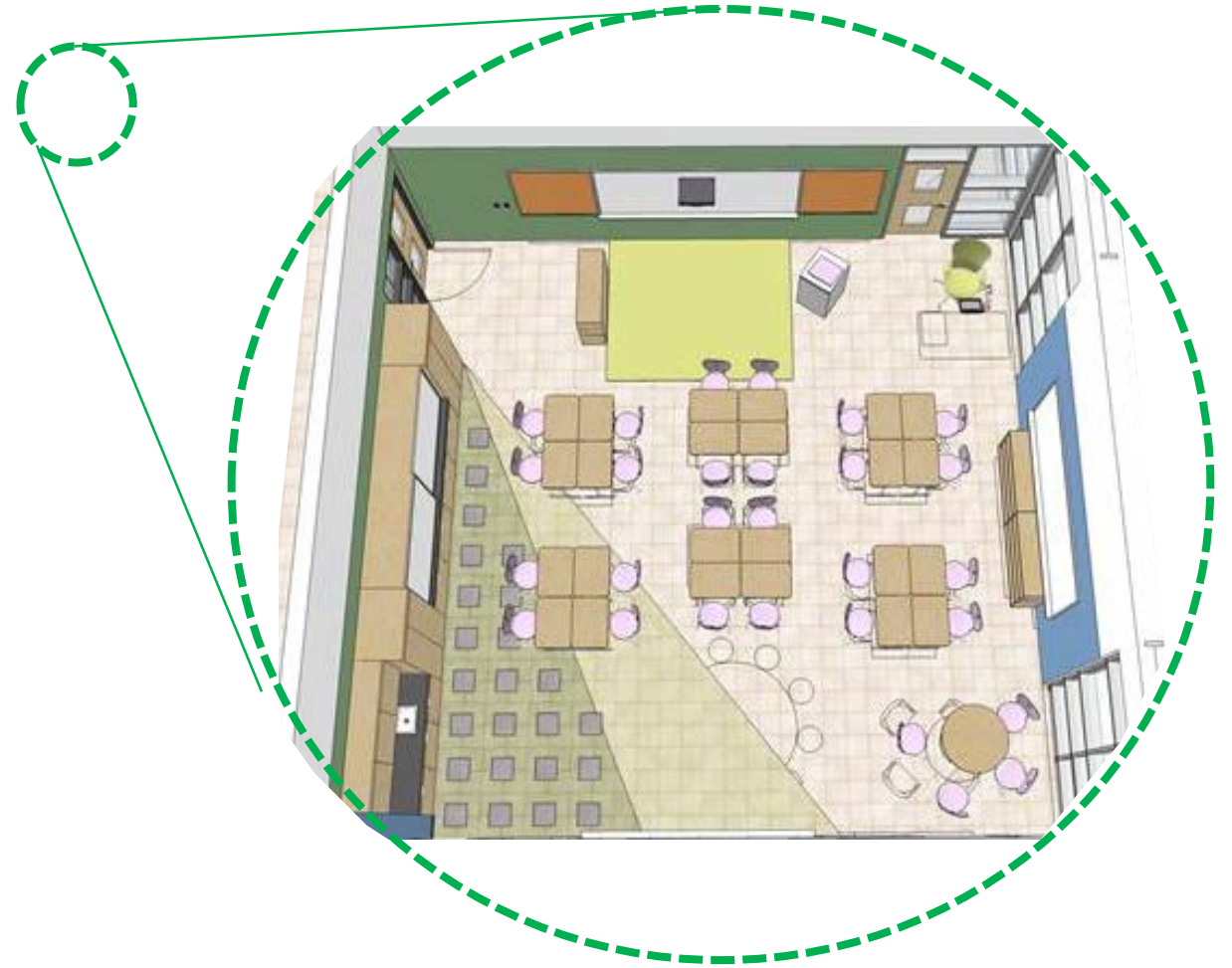
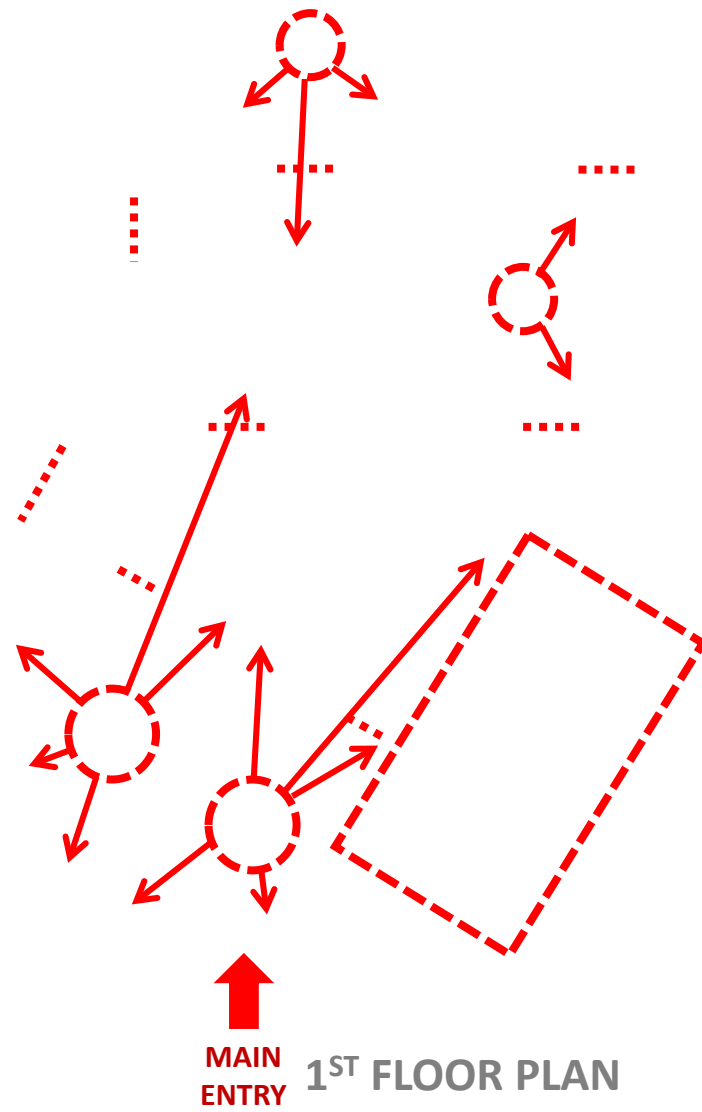
LEARNING COMMONS



COLLABORATIVE CLUSTERS



SAFETY/SECURITY



PREFERRED OPTION S2 - MASSING



ENERGY USE

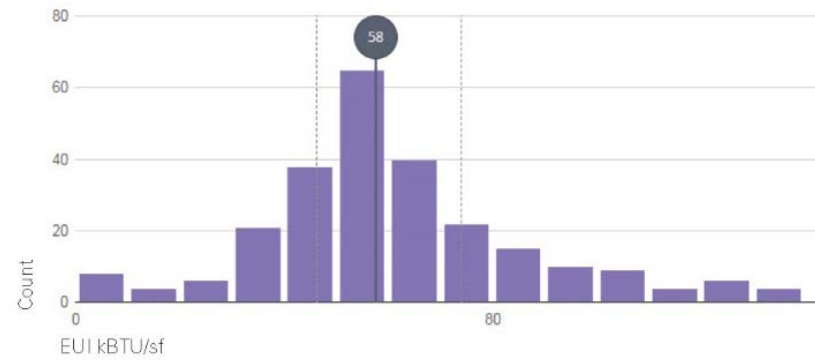
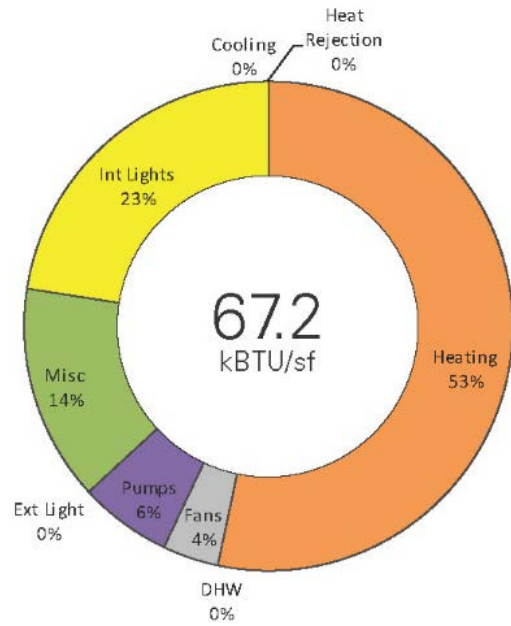
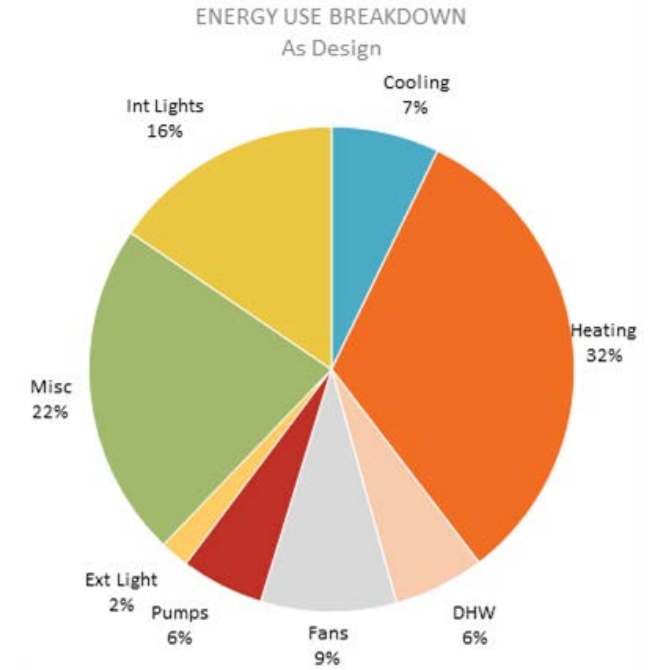


FIG.3. BUILDING PERFORMANCE SURVEY DATA FOR SCHOOLS IN MASSACHUSETT

Current Plans = 31 EUI given shape/solar orientation, assuming certain systems, envelope & window ratio

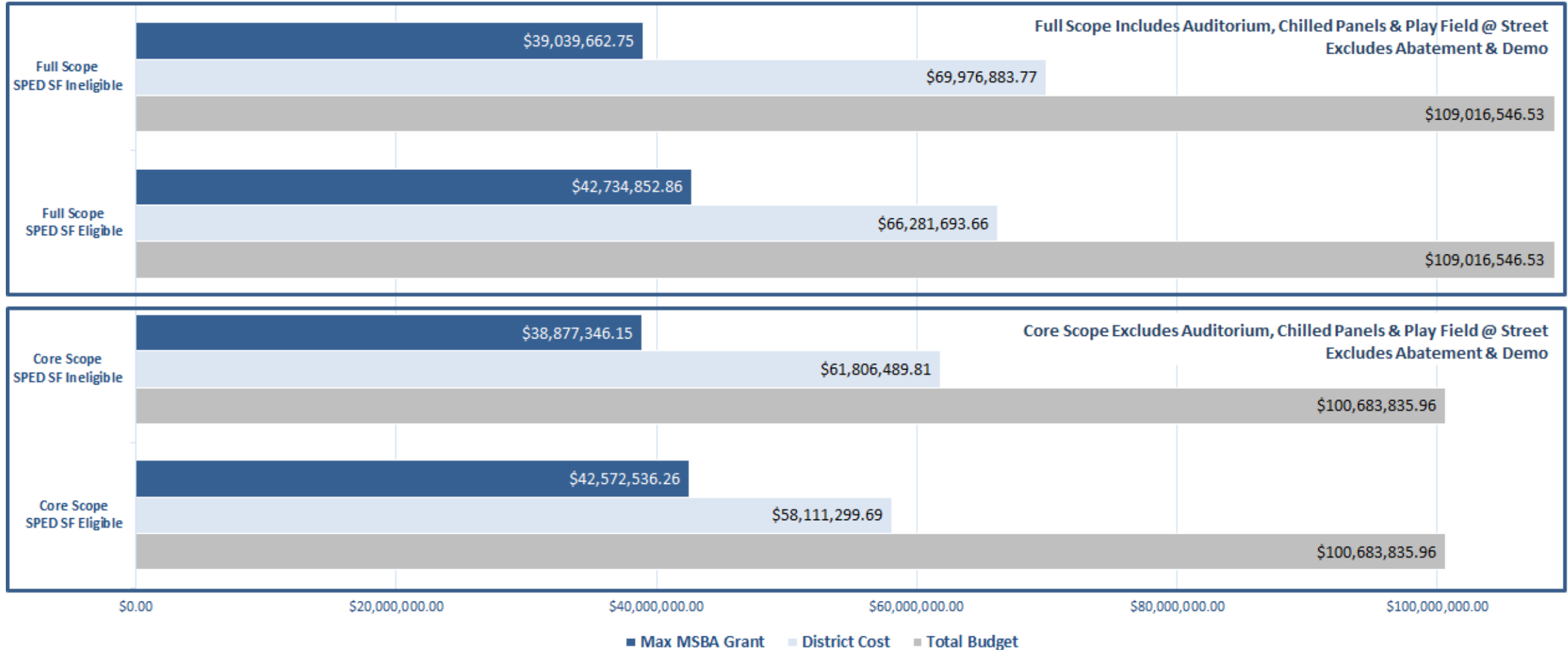


FS ESTIMATE RECONCILIATION

		PM&C / PSR			Variance	AM F / PSR		
		Gross Floor Area		183,700		Gross Floor Area		183,700
		Total Cost	PSF	Cost/GSF/New		Total Cost	PSF	Cost/GSF/New
BUILDING CONSTRUCTION COST	SUBSTRUCTURE							
	Foundations	\$ 1,178,493	\$ 6.42	\$ 1,178,493	\$ (392,491)	\$ 1,570,984	\$ 8.55	\$ 1,570,984
	Special Foundations	\$ 1,632,000	\$ 8.88	\$ 1,632,000	\$ -	\$ 1,632,000	\$ 8.88	\$ 1,632,000
	Slab on Grade	\$ 1,946,047	\$ 10.59	\$ 1,946,047	\$ 36,386	\$ 1,909,661	\$ 10.40	\$ 1,909,661
	SHELL							
	Super Structure	\$ 6,815,353	\$ 37.10	\$ 6,815,353	\$ 488,545	\$ 6,326,808	\$ 34.44	\$ 6,326,808
	Exterior Walls	\$ 6,405,394	\$ 34.87	\$ 6,405,394	\$ (246,097)	\$ 6,651,491	\$ 36.21	\$ 6,651,491
	Exterior Windows	\$ 4,322,500	\$ 23.53	\$ 4,322,500	\$ (101,925)	\$ 4,424,425	\$ 24.09	\$ 4,424,425
	Exterior Doors	\$ 87,170	\$ 0.47	\$ 87,170	\$ (5,880)	\$ 93,050	\$ 0.51	\$ 93,050
	Roofing	\$ 3,438,150	\$ 18.72	\$ 3,438,150	\$ (117,021)	\$ 3,555,171	\$ 19.35	\$ 3,555,171
	INTERIORS							
	Interior Construction	\$ 6,201,038	\$ 33.76	\$ 6,201,038	\$ 298,058	\$ 5,902,980	\$ 32.13	\$ 5,902,980
	Staircases	\$ 121,000	\$ 0.66	\$ 121,000	\$ (10,625)	\$ 131,625	\$ 0.72	\$ 131,625
	Interior Finishes	\$ 4,228,066	\$ 23.02	\$ 4,228,066	\$ (8,801)	\$ 4,236,867	\$ 23.06	\$ 4,236,867
	SERVICES							
	Conveying Systems	\$ 154,000	\$ 0.84	\$ 154,000	\$ 2,250	\$ 151,750	\$ 0.83	\$ 151,750
	Plumbing	\$ 2,376,856	\$ 12.94	\$ 2,376,856	\$ (314,349)	\$ 2,691,205	\$ 14.65	\$ 2,691,205
	HVAC	\$ 8,969,320	\$ 48.83	\$ 8,969,320	\$ 315,254	\$ 8,654,066	\$ 47.11	\$ 8,654,066
	Fire Protection	\$ 873,270	\$ 4.75	\$ 873,270	\$ 19,065	\$ 854,205	\$ 4.65	\$ 854,205
	Electrical	\$ 6,092,165	\$ 33.16	\$ 6,092,165	\$ (701,061)	\$ 6,793,226	\$ 36.98	\$ 6,793,226
	EQUIPMENT & FURNISHINGS							
	Equipment	\$ 1,257,705	\$ 6.85	\$ 1,257,705	\$ 17,430	\$ 1,240,275	\$ 6.75	\$ 1,240,275
	Furnishings	\$ 2,063,500	\$ 11.23	\$ 2,063,500	\$ 1,157	\$ 2,062,343	\$ 11.23	\$ 2,062,343
DEMO	SPECIAL CONSTRUCTION & DEMOLITION							
	Existing Building Demolition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	In-Bldg Hazardous Materials Abatement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Site Remediation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SITE	BUILDING SITEWORK							
	Site Preparation	\$ 781,348	\$ 4.25	\$ 781,348	\$ (134,592)	\$ 915,940	\$ 4.99	\$ 915,940.00
	Site Improvements	\$ 3,590,624	\$ 19.55	\$ 3,590,624	\$ 259,658	\$ 3,330,966	\$ 18.13	\$ 3,330,966
	Site Civil/ Mechanical Utilities	\$ 1,298,625	\$ 7.07	\$ 1,298,625	\$ (17,568)	\$ 1,316,193	\$ 7.16	\$ 1,316,193
	Site Electrical Utilities	\$ 473,900	\$ 2.58	\$ 473,900	\$ 107,650	\$ 366,250	\$ 1.99	\$ 366,250
	TOTAL CONSTRUCTION -- BUILDING/SITE	\$ 64,306,524	\$ 350	\$ 64,306,524	\$ (504,957)	\$ 64,811,481	\$ 353	\$ 64,811,481
	DESIGN & PRICING CONTINGENCY @12%	\$ 7,716,783	\$ 42.01	\$ 7,716,783	\$ -60,595	\$ 7,777,378	\$ 42	\$ 7,777,378
	ESCALATION @7%	\$ 5,041,631	\$ 27.44	\$ 5,041,631	\$ -39,589	\$ 5,081,220	\$ 27.66	\$ 5,081,220
	GENERAL CONDITIONS	\$ 5,394,546	\$ 29.37	\$ 5,394,546	\$ -819,061	\$ 6,213,606	\$ 33.82	\$ 6,213,606
	GENERAL REQUIREMENTS	w/above	\$ 0.00	\$ 0	#VALUE!	w/above	\$ 0.00	\$ 0
	P&P BOND @1%	\$ 765,248	\$ 4.17	\$ 765,248	\$ -636,462	\$ 1,401,710	\$ 7.63	\$ 1,401,710
	INSURANCE	\$ 956,560	\$ 5.21	\$ 956,560	#VALUE!	w/above	\$ 0.00	\$ 0
	OVERHEAD AND PROFIT	\$ 2,926,116	\$ 15.93	\$ 2,926,116	\$ 793,981	\$ 2,132,135	\$ 11.61	\$ 2,132,135
		\$ 87,107,408	\$ 474	\$ 87,107,408	\$ (310,122)	\$ 87,417,530	\$ 476	\$ 87,417,530

FEASIBILITY COST ESTIMATES

DYIMS Feasibility (PSR) Estimates w/ MSBA Form 3011

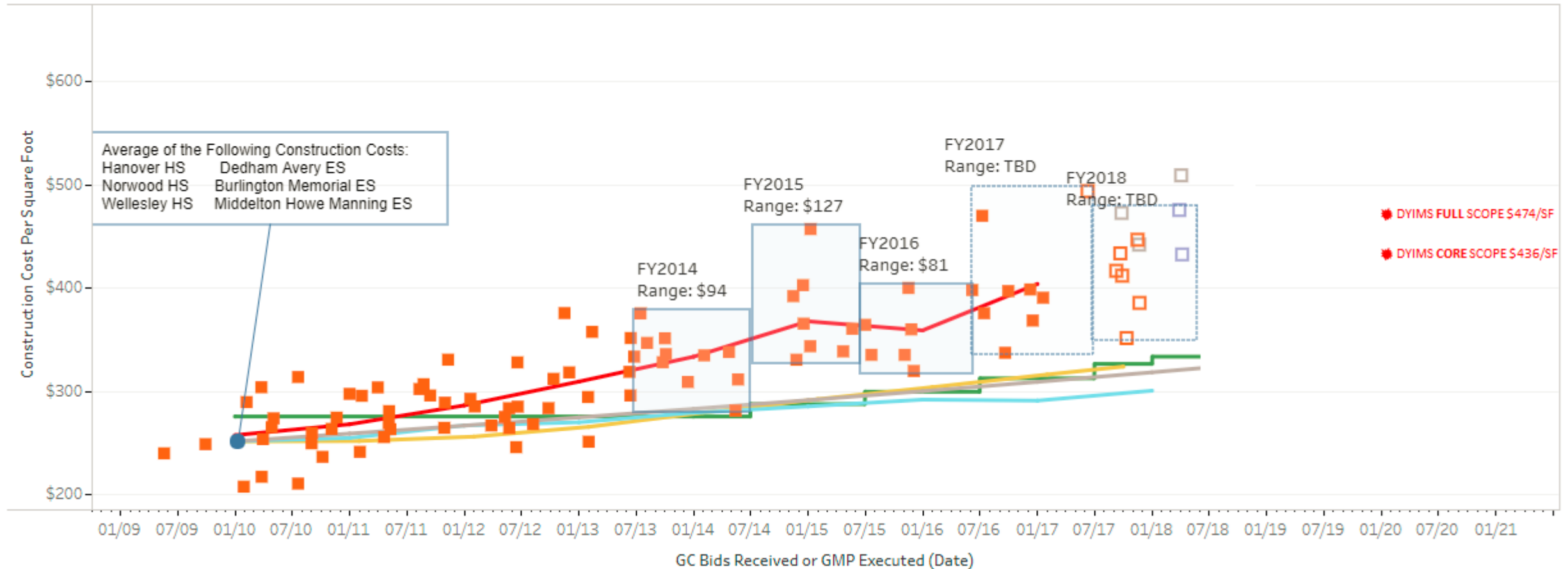


DYIMS COST VARIABLES

Items Exceeding Average MSBA Cost/SF Data:

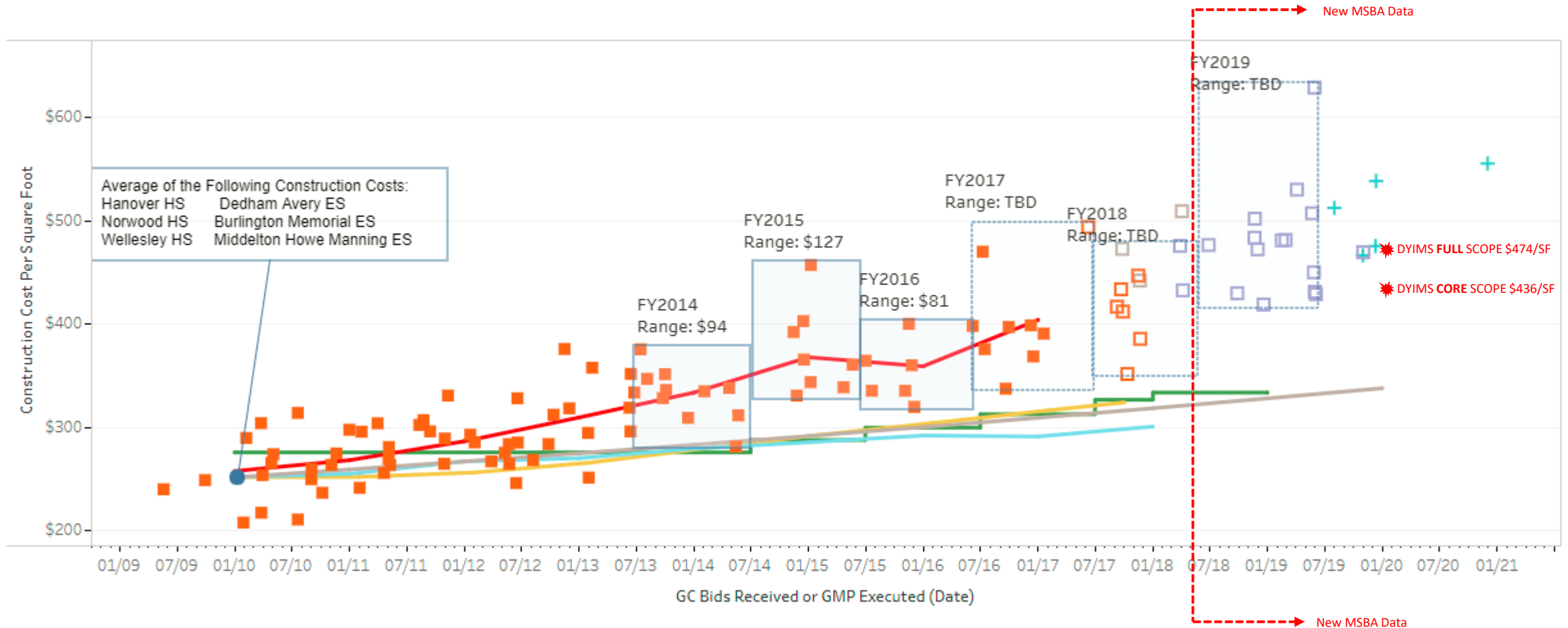
- General Condition / General Requirement Increase from 8% to 10.5% Due to Limited Competition in Market (+\$2.2M)
- Rammed Aggregate Piers (“Geopiles”) Required due to Liquefaction Concerns Identified 4/7/18 (+\$2M)
- Chilled Radiant Panels, Requiring 150 Ton Chilled Water Plant (+\$1.5M)
- Auditorium at \$750SF + Corresponding Soft Cost Exclusions
- Triple Glazed, High Impact Windows
- Large Quantity of Play Fields

MSBA ESCALATION FY10'-FY18'



Source: <http://info.massschoolbuildings.org/TabPub/TableauCostData.aspx>

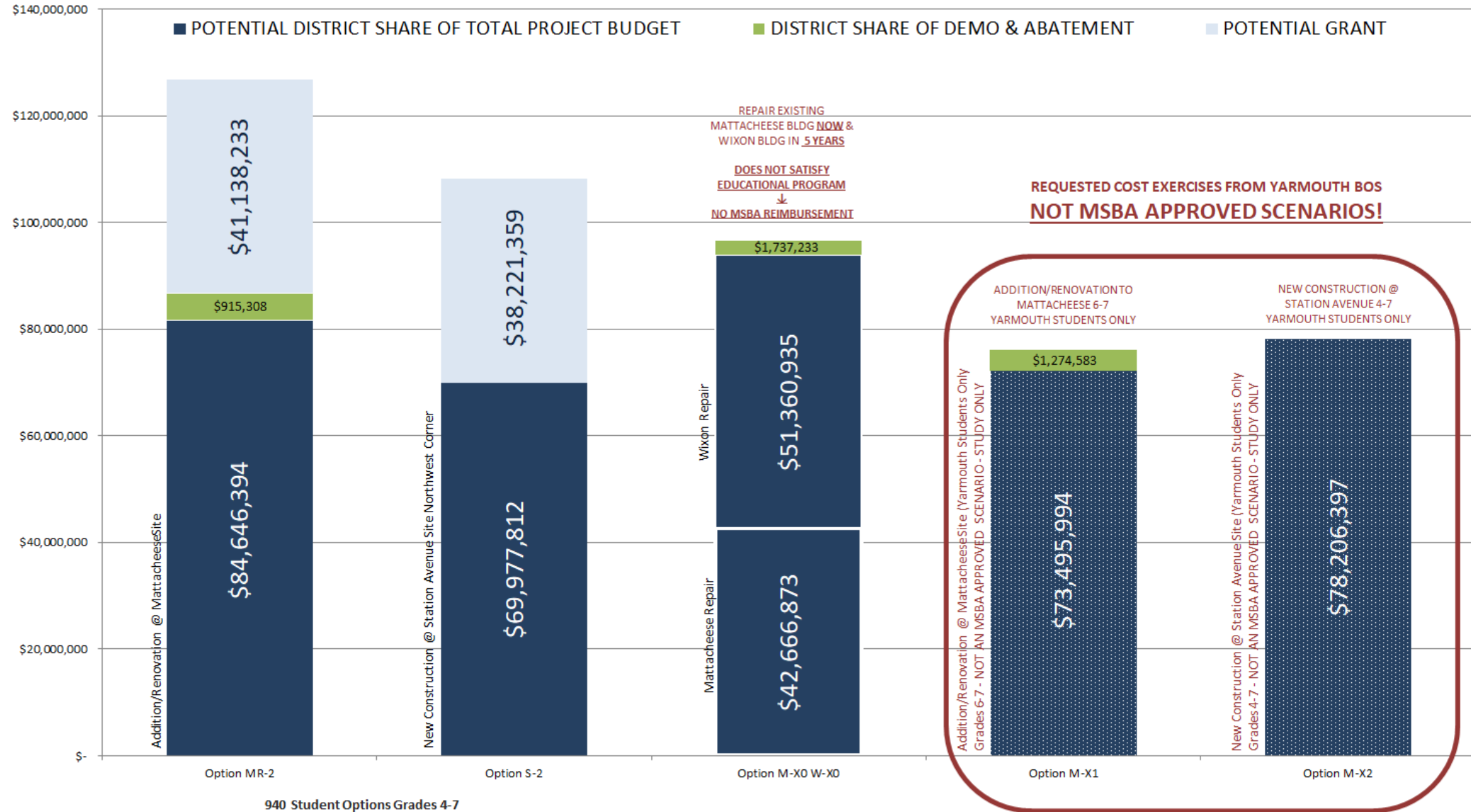
MSBA ESCALATION FY19'-FY20'



Source: <http://info.massschoolbuildings.org/TabPub/TableauCostData.aspx>

DYIMS COST COMPARISON

CONCEPTUAL LEVEL COST SCENARIO

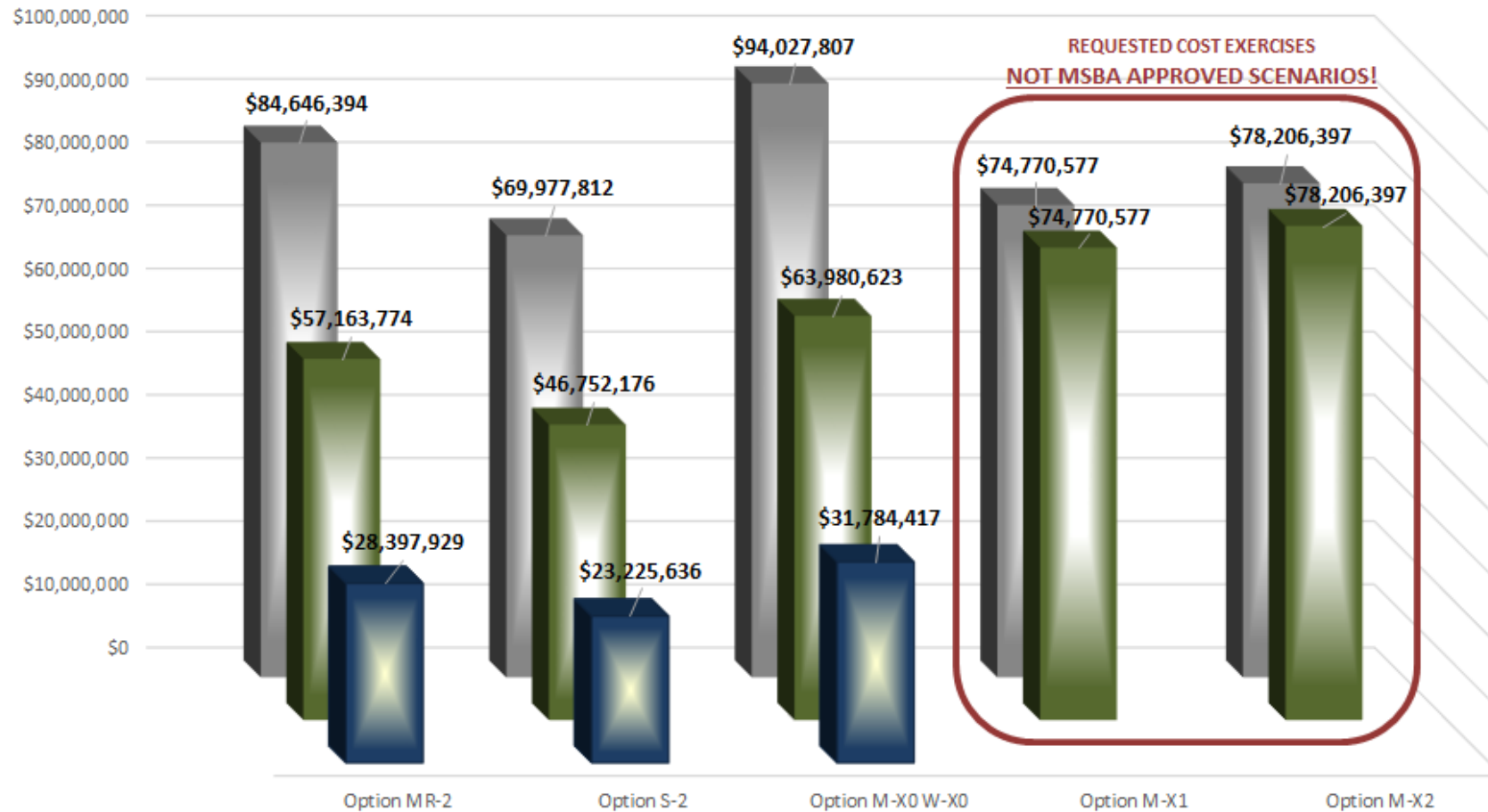


Year	Oct. 1, 2017	
Town	D	Y
4	90	170
5	98	169
6	56	163
7	73	136
Total	317	638
Grand Total-Gr. 4-7	955	
Town % Grand Total	33.19%	66.81%

DYIMS POTENTIAL TOWN SHARES

Hypothetical Funding Split Under Current Regionalization Agreement

- Potential Dennis Share @ (33.19%)
- Potential Yarmouth Share @ (66.81%)
- POTENTIAL DISTRICT SHARE OF TOTAL PROJECT BUDGET



PROJECT FUNDING OPTIONS

- Regional School District
 - School Committee Authorization/Town Votes (Processed utilized by Cape Cod Tech)

Activity Name	Start	Finish	
Funding Authorization			
120 Day Deadline to Obtain Project Funding		10-Apr-19	◆ 120 Day Deadline to Obtain Project Funding
Option #1 - "Regional" Process MGL c.71 s.16			
Town Meeting - Town of Yarmouth - Project Update (optional)	05-May-18*	05-May-18	I Town Meeting - Town of Yarmouth - Project Update (optional)
Town Meeting - Town of Dennis - Project Update (optional)	08-May-18*	08-May-18	I Town Meeting - Town of Dennis - Project Update (optional)
School Committee Vote to Request Funding (2/3 vote required)	11-Oct-18	24-Oct-18	■ School Committee Vote to Request Funding (2/3 vote required)
Local Funding Authorization - District-Wide Ballot Vote	25-Oct-18	07-Nov-18	■ Local Funding Authorization - District-Wide Ballot Vote

- Non-Regional School District

Activity Name	Start	Finish	
Funding Authorization			
Option #2 - "Non-Regional" Process			
Town Meeting - Town of Yarmouth - Project Update (optional)	05-May-18*	05-May-18	I Town Meeting - Town of Yarmouth - Project Update (optional)
Town Meeting - Town of Dennis - Project Update (optional)	08-May-18*	08-May-18	I Town Meeting - Town of Dennis - Project Update (optional)
July Board of Selectmen [DATES TO BE CONFIRMED] - Ballot	02-Jul-18*	31-Jul-18	■ July Board of Selectmen [DATES TO BE CONFIRMED] - Ballot Vote Authorization
Deadline for Submission of State Ballot Question to AG	01-Aug-18	01-Aug-18*	I Deadline for Submission of State Ballot Question to AG
October Town Meeting Vote [DATES TO BE CONFIRMED] - Warrant Article	01-Oct-18*	31-Oct-18	■ October Town Meeting Vote [DATES TO BE CONFIRMED] - Warrant Article
Local Funding Authorization - Ballot Vote in Each Town	06-Nov-18	06-Nov-18*	I Local Funding Authorization - Ballot Vote in Each Town



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