

Mattacheese Middle School



BoS/FinCom/SC Informational Session
June 27, 2017



Project Consultants

PMA Consultants

Owner's Project Manager (OPM)



Perkins Eastman

Architects / Engineers

Perkins Eastman

General Project Status

Designer Selection (Completed)

Feasibility Study (Mar'18)

- PDP (Preliminary Design Program)
- PSR (Preferred Schematic Report)

Schematic Design (Sep'18)

MSBA Approval of Schematic Design (Oct'18)

Obtain Local Funding Authorization (Nov'18)

Overview of Study

PDP (Preliminary Design Program)

- Develop education program
- Evaluation of existing facilities
- Identification & evaluation of potential sites
- Development of preliminary scope and budget

PSR (Preferred Schematic Report)

- Refine Project Scope and Budget (PS&B)
- Identified Preferred Solution
- Obtain MSBA Buy-in of Preferred Solution

Potential Options & Required Study

The district is considering options for either grades 6-7 or grades 4-7; in the same building, in a new building, or in adjacent/connected buildings on a shared campus; at the current location or an alternate location



Reimbursement

MSBA rate and “Net Rate” after ineligibles/exclusions

MSBA Reimbursement Rate

D-Y BASE RATE: 44.25%

+ Maintenance Incentive Point (0-2%): TBD

+ Renovation/Reuse (0-5%): TBD

+ Energy Efficiency (0-2%): TBD

Sample of MSBA “Ineligible Costs”

- Vinyl Asbestos Floor Tile Abatement
- Moving Costs, Storage Containers, Swing Space, Student Transportation
- Athletic equipment, bases, balls, bats, racquets, uniforms, helmets, gloves, and all other related equipment.
- The costs of local building permits, inspection fees, and any other such fees.
- Construction Contingency Expenditures in Excess of 1% of the Construction Contract Value (2% for Renovations)
- Site Costs in excess of 8% of Direct Building Cost
- Soft Costs (Consultants, FF&E/IT, Misc.) in excess of 20% of Construction Cost
 - Architect & Consultants
 - OPM & Consultants
 - Furnishing, Fixtures and Equipment, and Information Technology
 - Miscellaneous
- **Gymnasiums over 6,000SF**
- **Auditoriums** (MS Cafetorium allowance of 15SF per student w. two seatings)
 - *HS allows 2/3 enrollment * 10SF per seat, Maximum 750*
- **Construction Costs over \$312/SQFT** (subject to change)

Project Funding Scenario - EXAMPLE

PROJECT FUNDING SCENARIO (EXAMPLE)

200,000SF Urban High School at \$500/SF = \$100,000,000 Construction Cost

\$312/SF Cost Cap * 200,000 Eligible SF = 62,400,000 Eligible Cost

Common Misconception:

~~\$ 100,000,000 Total Construction Cost~~

~~75% Reimbursement Rate~~

~~\$ 75,000,000 Grant~~

~~**\$ 25,000,000 District Share**~~

Actual MSBA Funding Calculation Example*:

\$ 100,000,000 Total Construction Cost

\$ 62,400,000 ELIGIBLE Construction Cost

75% Reimbursement Rate

\$ 46,800,000 Grant

\$ 53,200,000 District Share

*Example only, does not capture many ineligible costs

Case Study, Recent MSBA Urban Project



Project Scope and Budget | Brookline

Edward Devotion School

- Year Opened: 1922
- Current Grade Configuration: K-8
- Agreed Upon Grade Configuration: K-8
- Agreed Upon Enrollment: 1,010 students
- Scope of Project: Addition/Renovation
- Existing Square Footage: 162,051
- Proposed Square Footage: 227,087
- District Total Project Budget: \$120,150,000
- Estimated Basis Total Facilities Grant: \$67,775,172
- Reimbursement Rate*: 38.30%
- Estimated Maximum Total Facilities Grant: \$25,910,852

Only 56% of project
was eligible for
reimbursement

* The MSBA has provisionally included one (1) incentive point for the Construction Manager at Risk construction delivery method, subject to the District receiving approval from the Office of the Inspector General to utilize this method. The MSBA also has provisionally included two (2) incentive points for energy efficiency, subject to the District meeting certain sustainability requirements for the project. If the District does not receive approval for the Construction Manager at Risk delivery method and/or does not meet the energy efficiency requirements, the District will not qualify for these incentive points, respectively, and the MSBA will adjust the reimbursement rate and grant amount accordingly.

Upcoming Decisions/Plan

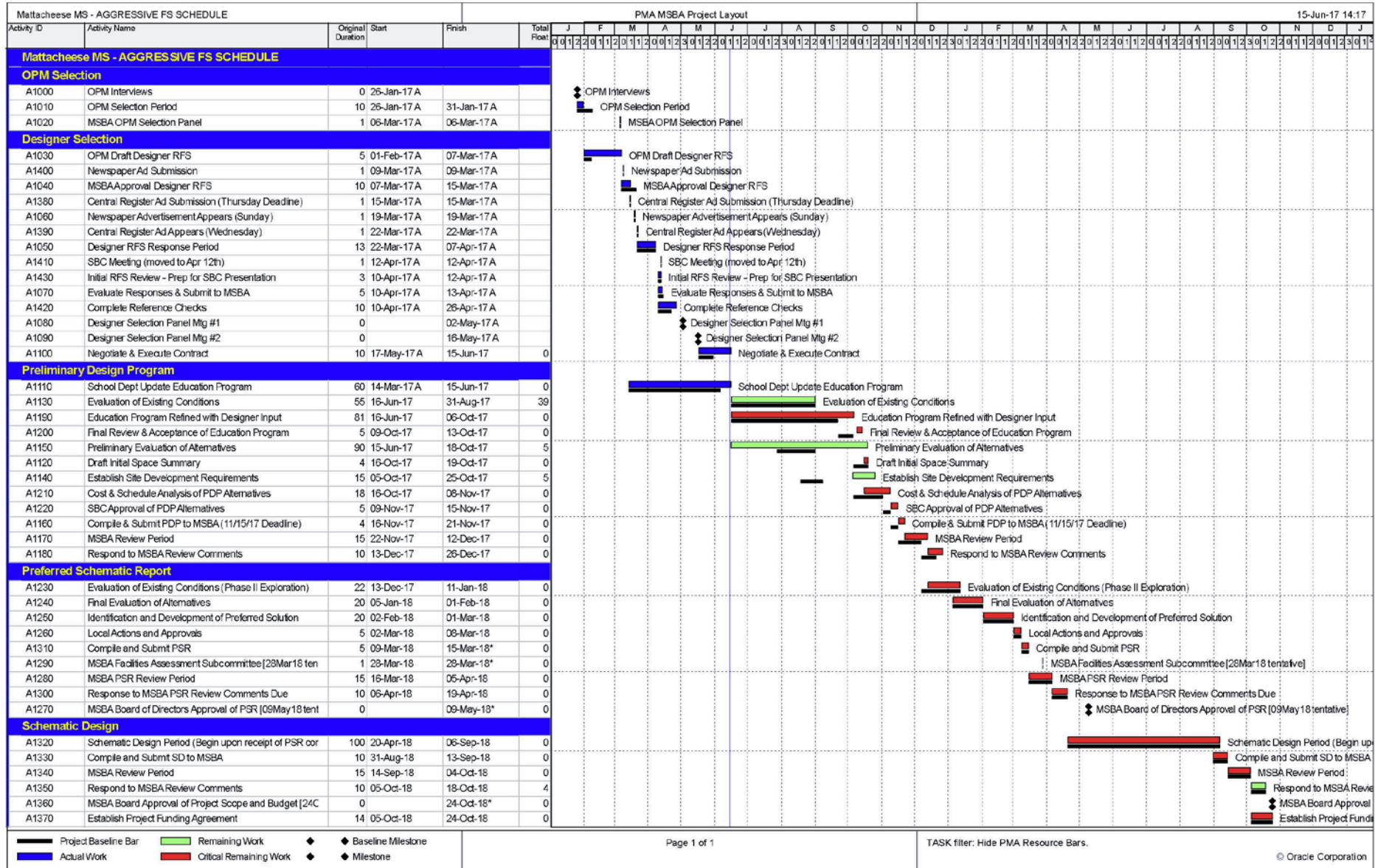


Mattacheese Middle School Project - Plan/Decision Matrix



Responsibility	Action Required	Due Date	Status
District & PMA	SBC Meeting Review DSP Meeting	Wednesday, May 3, 2017	Complete
District & PMA	Designer Selection Panel Interviews - Interview Shortlisted Firms	Tuesday, May 16, 2017	Complete
District & PMA	Contract Negotiation (after DSP selection)	Tuesday, May 23, 2017	Complete
District	Contract Execution (after Contract Negotiation)	Thursday, June 15, 2017	
Architect, PMA, District	"Kick-Off" Meeting with Designers	Thursday, June 15, 2017	
Architect, PMA, District	Education Program Refined with Designer Input	Friday, October 6, 2017	
Building Committee	Final Acceptance of Education Program	Friday, October 13, 2017	
Architect, PMA, District	Preliminary Evaluation of Alternatives	Wednesday, October 18, 2017	
Architect	Draft Initial Space Summary	Thursday, October 19, 2017	
Architect, PMA, District	Cost & Schedule Analysis of PDP Alternatives	Wednesday, November 8, 2017	
Architect, PMA, District	Final Evaluation of Alternatives	Thursday, November 15, 2018	
Building Committee	Recommend Preferred Solution (SBC VOTE REQUIRED!)	Wednesday, November 15, 2017	
Architect, PMA, District	Finalize & Submit Design Program to MSBA	Tuesday, November 21, 2017	
MSBA	MSBA Review Period	Tuesday, December 12, 2017	
Architect, PMA, District	Respond to MSBA PDP Review Comments	Friday, December 22, 2017	
Architect, PMA, District	Identification & Development of Preferred Solution	Thursday, March 1, 2018	
Building Committee	Compile and Submit PSR (SBC VOTE REQUIRED)	Thursday, March 15, 2018	
Architect, PMA, District	MSBA Facilities Assessment Subcommittee Meeting	Wednesday, March 28, 2018	
MSBA	MSBA Board of Directors Approval of PSR	Wednesday, May 9, 2018	

Schedule



Questions & Discussion



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