



**PERKINS —
EASTMAN**

Photo courtesy of TripAdvisor



DENNIS-YARMOUTH SCHOOL PROJECT

**THE DYIMS SCHOOL BUILDING
COMMITTEE**

August 29, 2018



PROJECT TIMELINE

2017

FEASIBILITY STUDY (PDP & PSR) HIGHLIGHTS

- SC Approves Educational Plan & Initial space Summary
- SBC Approves Ed. Plan & ISS
- SBC Approves PDP Alternatives
- SBC Approves PDP

2018

FEASIBILITY STUDY (PDP & PSR) HIGHLIGHTS

- PDP Submit to MSBA **(11.15.17)**
- SBC Approves PSR
- PSR Submit to MSBA **(5.10.18)**

SCHEMATIC DESIGN HIGHLIGHTS

- MSBA FAS Meeting **(05.23.18)**
- MSBA Board Meeting - Approved PSR **(6.27.18)**
- SBC Meeting to Review Costs
- SBC Approval of SD
- SD Submitted to MSBA **(10.17.18)**
- Town Meeting on Scope & Budget **(TBD)**
- Town-Wide Debt Exclusion Vote on Project Scope & Budget **(TBD)**
- MSBA Approves SD at Board Meeting **(12.12.18)**

YOU ARE
HERE



2019

DETAILED DESIGN (DDS & CDS) MILESTONES

- DDS Issued for Estimates
- DDS Submitted to MSBA
- 60% CDS Issued for Estimates
- 60% CDS Submitted to MSBA
- 90% CDS Issued for Estimates
- 90% CDS Submitted to MSBA
- 100% CDS Completed

BIDDING/CONSTRUCTION MILESTONES

- Prequalify Filed Sub Trades
- Prequalify GC
- Advertisements & Bidding

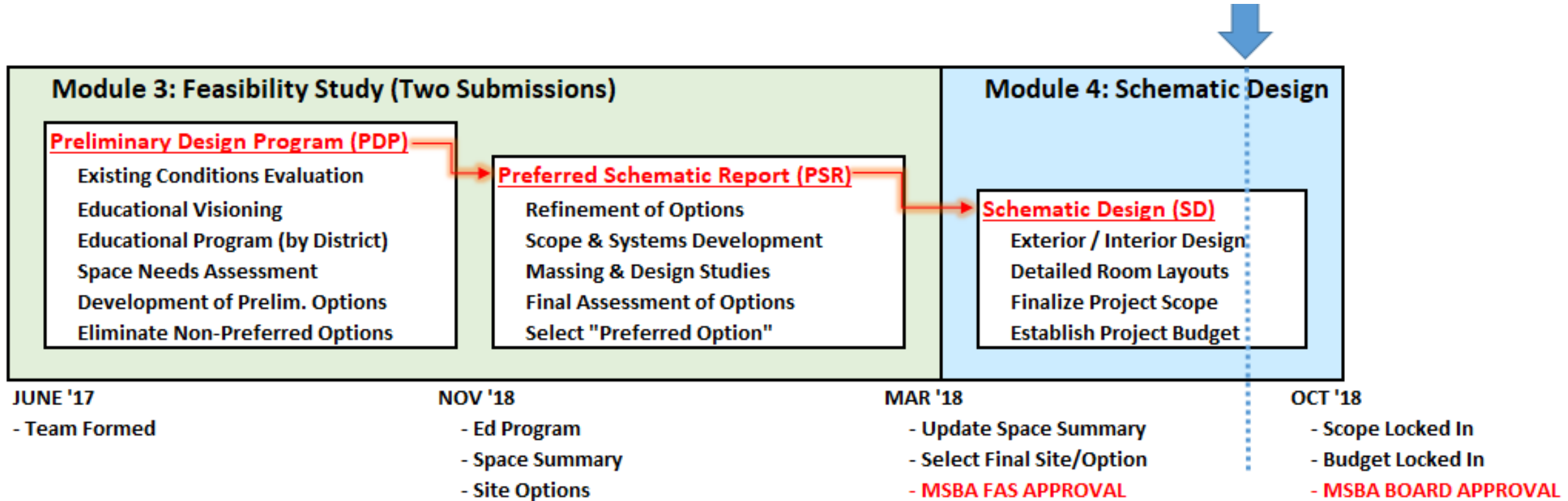
2020
-2022

BIDDING/CONSTRUCTION MILESTONES

- New Building Construction
- Systems Commissioning
- Punchlist & Closeout
- Building Occupancy
- MSBA Audit/Closeout



MSBA PROCESS



KEY DATES: SBC

<i>June 27, 2018:</i>	<i>MSBA Board of Directors Meeting (Approval of Preferred Option)</i>
<i>July 11, 2018:</i>	<i>SBC Meeting (Plan Update, Exterior and Massing, Site Plan Update)</i>
<i>July 25, 2018:</i>	<i>SBC Meeting (Plan Update, Exterior Massing Update and Materials Presentation)</i>
<i>Aug 8, 2018:</i>	<i>SBC Meeting (Plan Update, Exterior and Massing Update and Materials Presentation, Interior Design – Major Spaces and Typical Classrooms, Site Plan Update, Room Layouts – Maker Spaces, Café, Music, Library with 3D images)</i>
Aug 29, 2018:	SBC Meeting (Discuss SPED plan layout and spaces – Vote to Submit to DESE (for approval letter by 2/15/19), Plan Update, Exterior Elevations, Interior Design – Major Spaces and Typical Classrooms update, Energy Model Update, Room Layouts – Classroom, Corridors, Gym Etc. with 3D images)
Sept 12, 2018:	SBC Meeting (Check in/Final Questions/Clarifications for Pricing Set to Estimators)
Oct. 1, 2018:	Schematic Estimate Reconciliation
Oct. 2, 2018:	SBC Meeting (Schematic Phase Value Engineering Due, If on Budget Vote Approval to Submit SD to MSBA)
Oct 17, 2018:	MSBA Deadline to Submit Schematic Design (SD)
Dec 12, 2018:	MSBA Board of Directors Meeting (Approval of Schematic Design & Budget)

KEY DATES: WORKING GROUPS

<i>June 27, 2018:</i>	<i>MSBA Board of Directors Meeting (Approval of Preferred Option)</i>
<i>June 14, 2018:</i>	<i>Sustainability Workshop #1 Completed</i>
<i>6/19/18 & 6/20/18:</i>	<i>Faculty and User Group Meetings Occurred at each school</i>
<i>7/10/18:</i>	<i>ELT Meeting Occurred</i>
<i>Week of 7/23/18:</i>	<i>Working Group Meeting (Technology Workshop – Data, Phone Infrastructure, PA System, Multi Media – V/A)</i> <i>Regulatory Agencies (Police, Fire, EMS)</i> <i>Working Group Meeting (Exterior Materials Palette Discussion)</i>
<i>Week of 8/6/18:</i>	<i>Sustainability Working Group (Continue Brainstorming integrated systems & Envelope Options for EM/Cost, Examine increases R-value of roof/wall/slab (and what identifying point of HVAC down-sizing strategies), Renewable Energy sources and LEED Scorecard Update)</i>
<i>Week of 8/13/18:</i>	<i>Working Group Meeting (Interior Materials Palette Discussion)</i>
Week of 8/27/18:	Working Group Meetings (Interior and Exterior)
Week of 9/12/18:	Working Group Meeting (Interior)

PLAN UPDATE

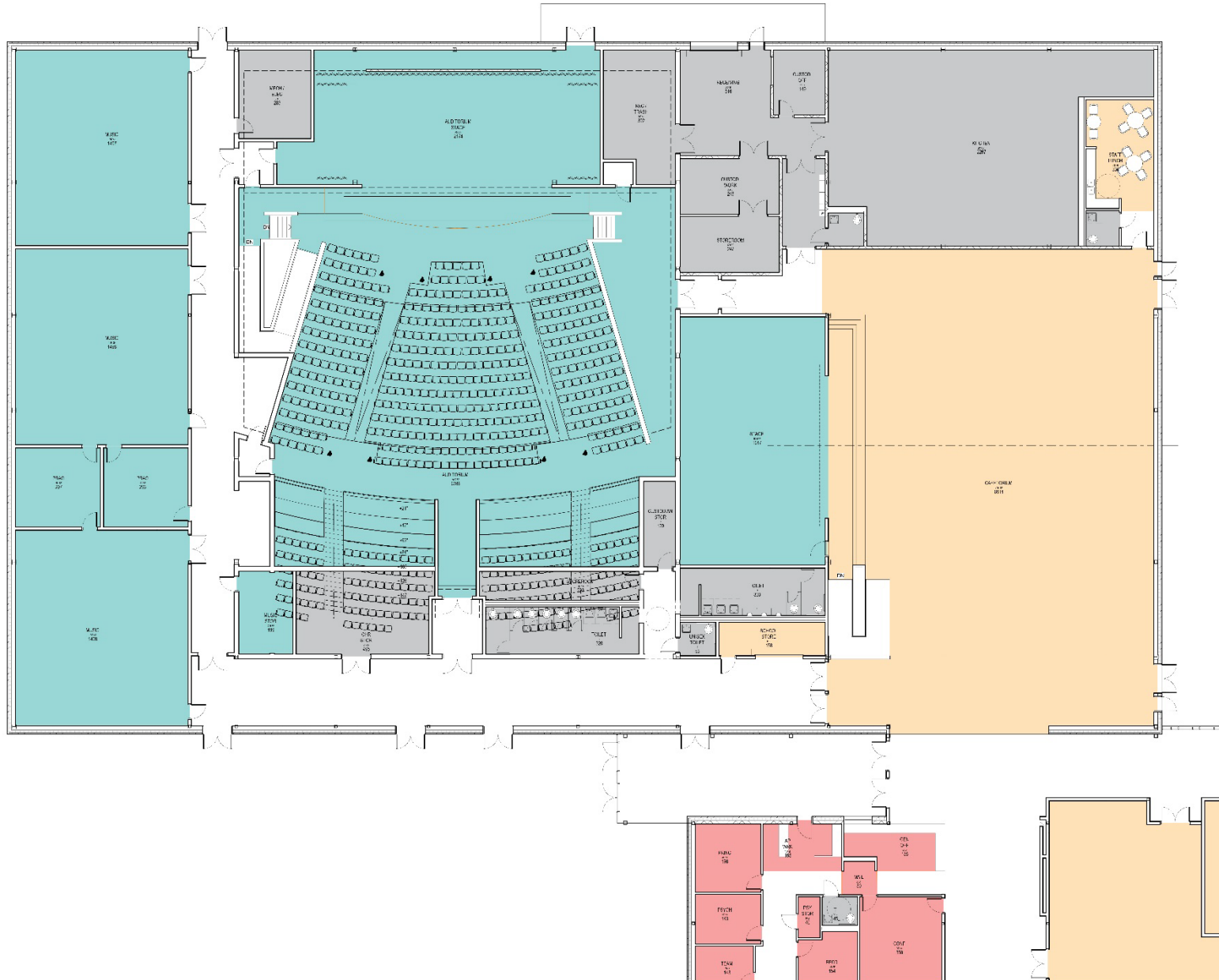


2 **SECOND FLOOR PLAN**
1/32" = 1'-0"



1 **FIRST FLOOR PLAN**
1/32" = 1'-0"

AUDITORIUM / CAFETORIUM



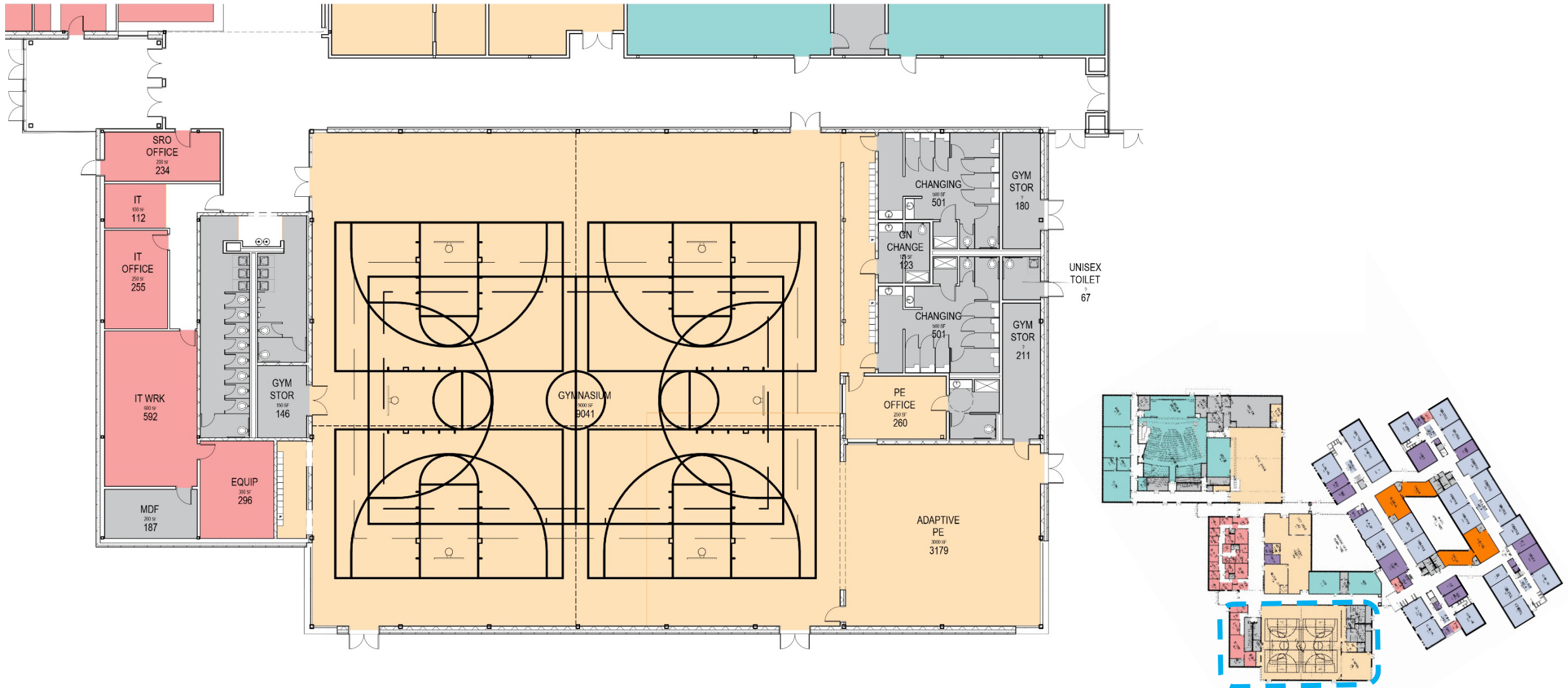
ADMINISTRATION



MEDIA CENTER



GYMNASIUM / CENTRAL IT



INTERIOR CONCEPT (8/15/18)



FOREST - CLUSTERS



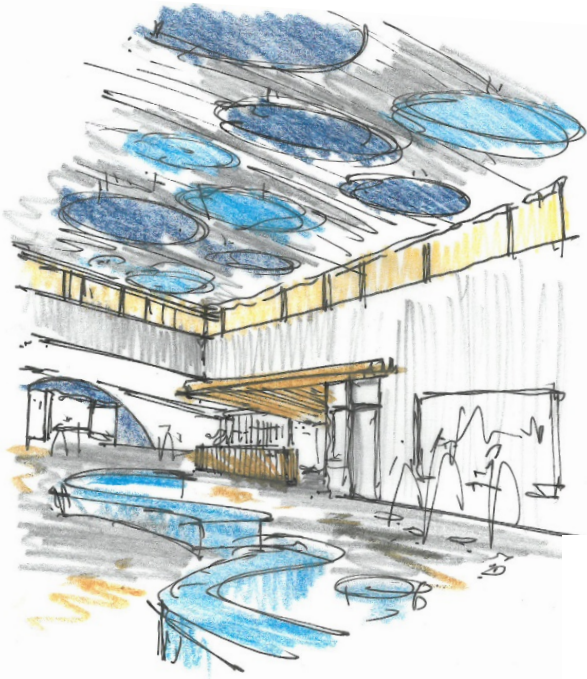
MARSH - CONNECTIONS



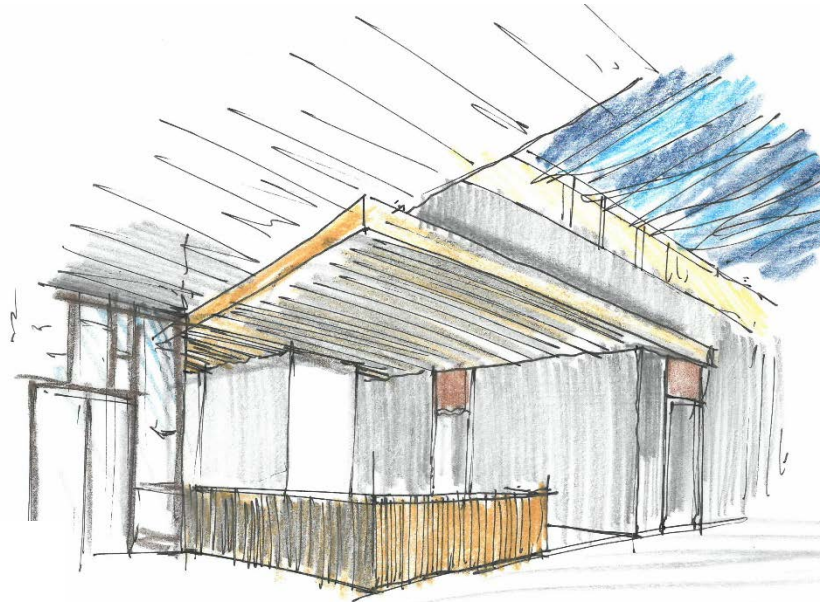
SHORE - TIDAL MOVEMENT



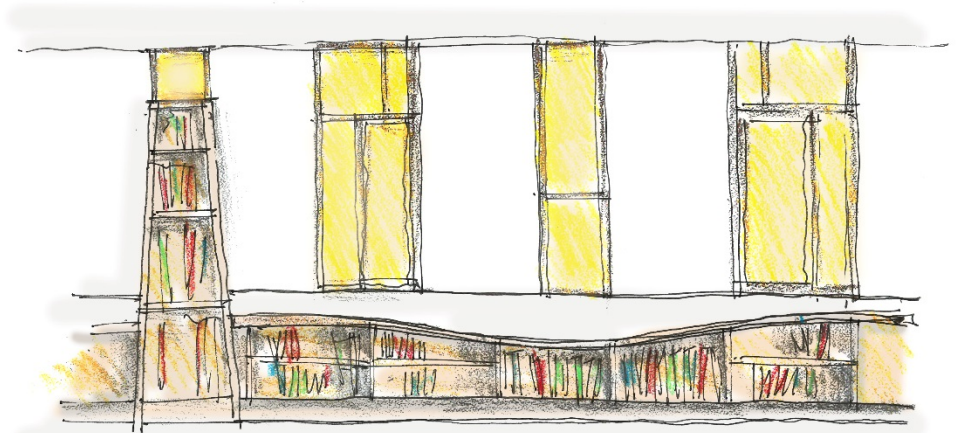
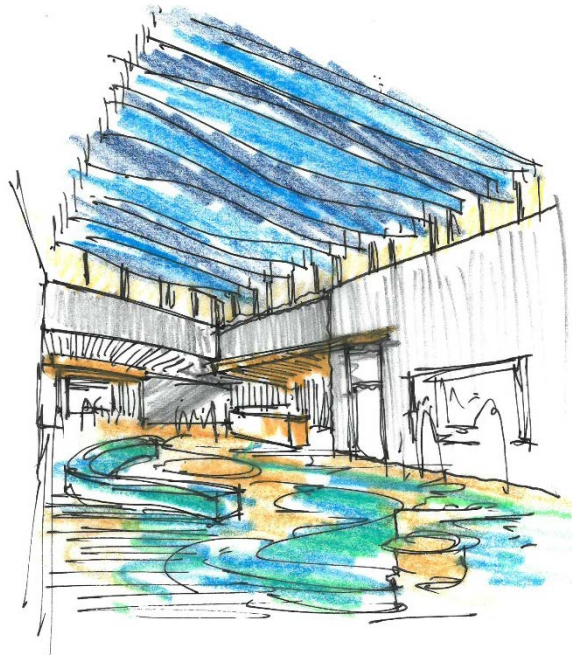
INITIAL SKETCHES



CENTRAL COMMON



ADMINISTRATION / RECEPTION

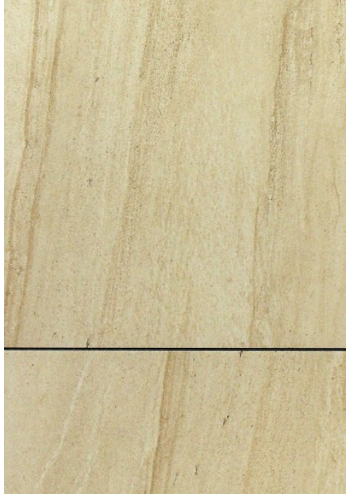


MEDIA CENTER SHELVING / BENCH

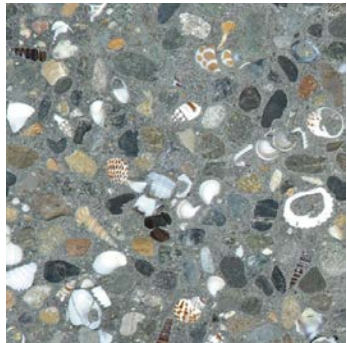
ENTRY / CENTRAL COMMON



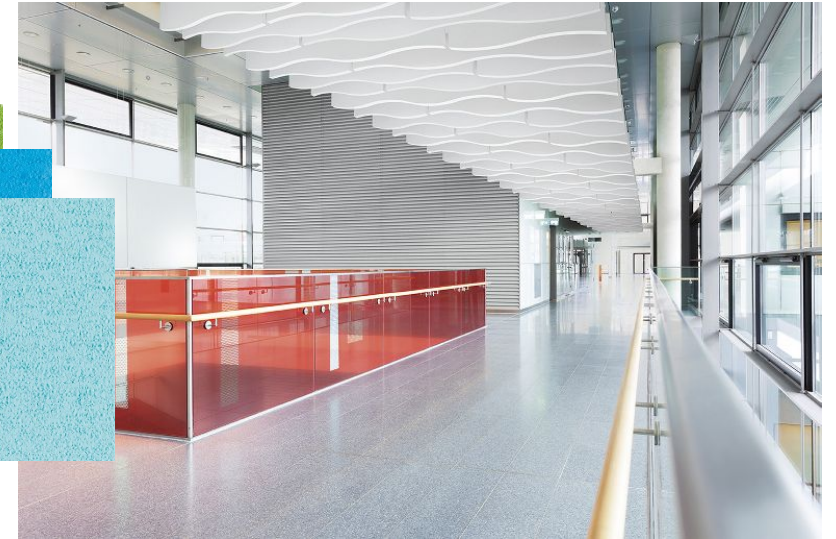
INTERIOR MATERIALS



DALTILE LINDEN POINT



POLISHED CONCRETE WITH SHELLS



SOUNDSCAPES BLADE



SOUNDSCAPES SHAPE

WALL COVERING



EXTERIOR UPDATE (8/29/18)



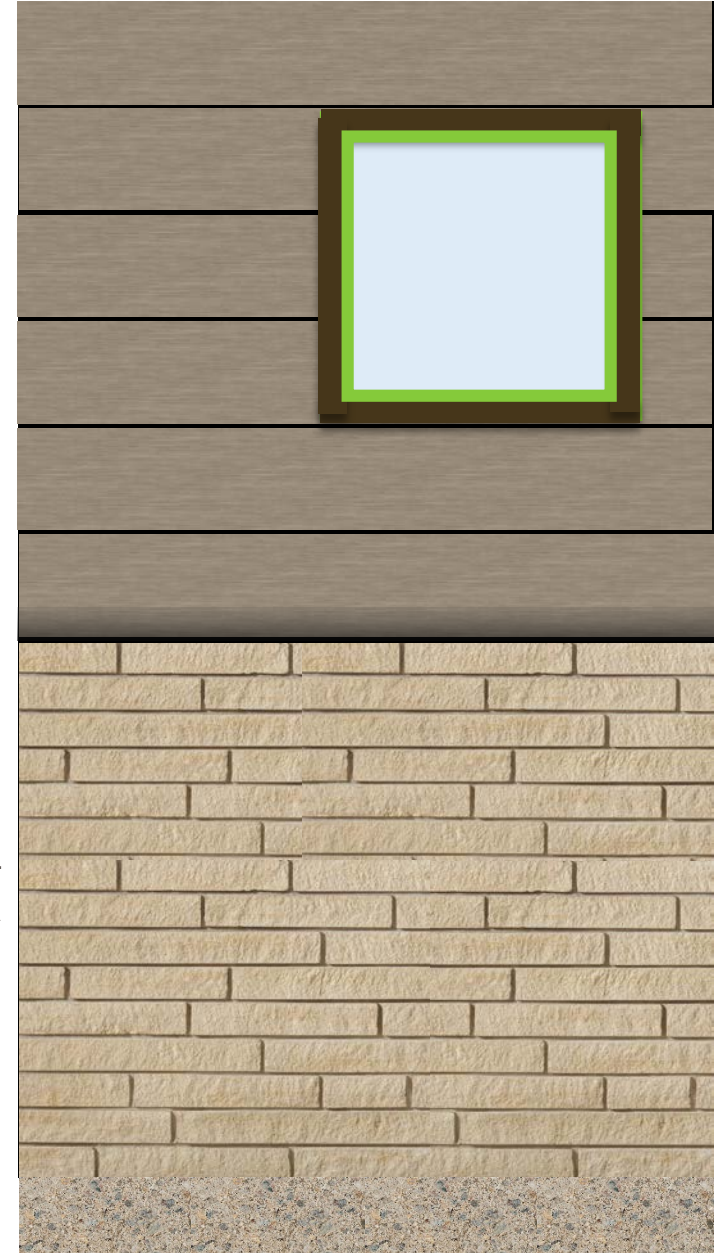
ELEVATION OPTIONS (8/8/18)



EXTERIOR MATERIALS



TREPSA
"WOOD LOOK"



ARRISCRAFT
CONTEMPORARY BRICK

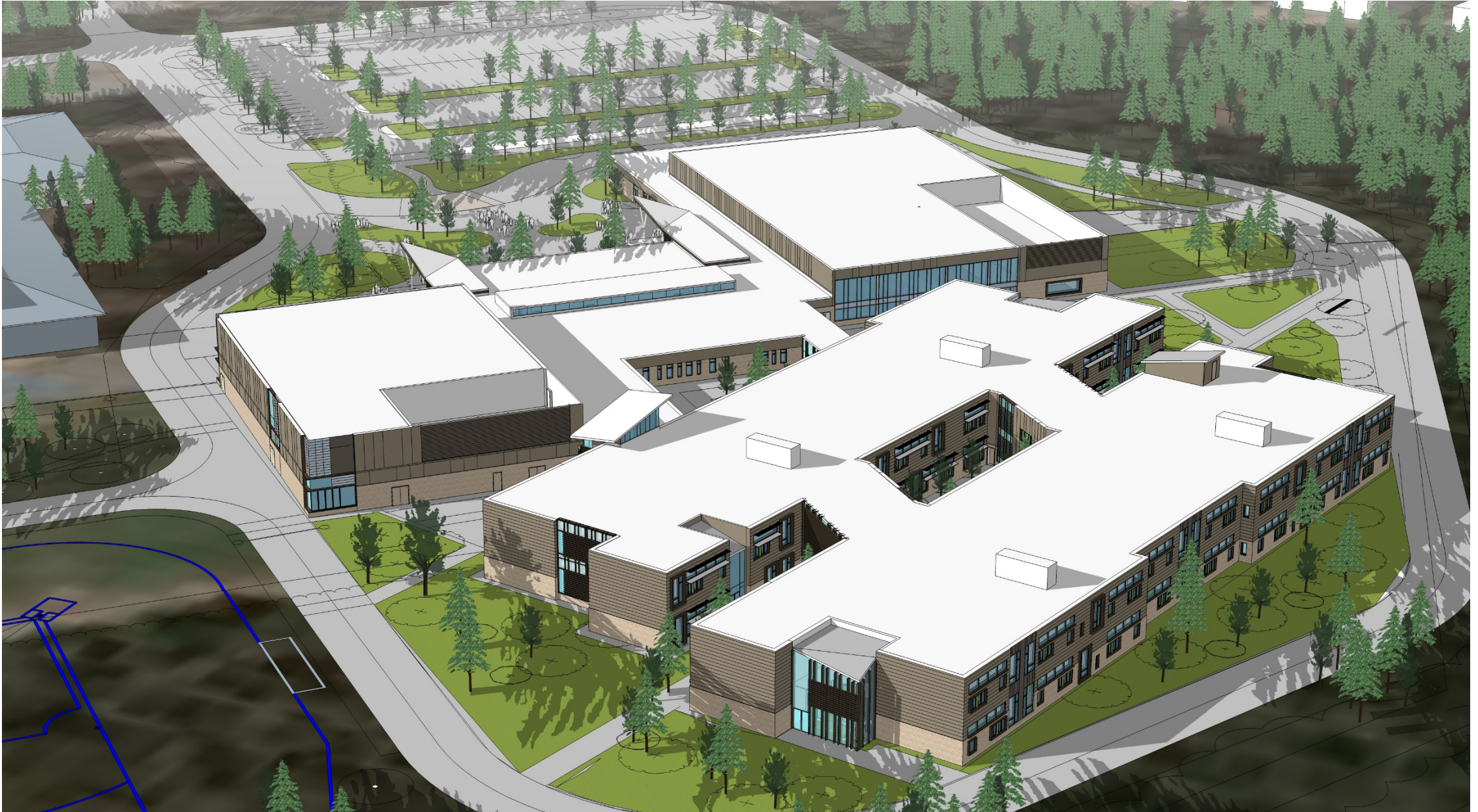


JANDRIS GROUND
FACE/POLISHED CMU

EXTERIOR UPDATE (8/29/18)



EXTERIOR UPDATE (8/29/18)



EXTERIOR UPDATE (8/29/18)



EXTERIOR UPDATE (8/29/18)



EXTERIOR UPDATE (8/29/18)



STAIR TOWER



ENTRY CANOPY



SOLAR SHADING / LIGHT SHELF

GENERAL CONTRACTOR VS. CONSTRUCTION MANAGER

OVERVIEW & TERMS

- **CHAPTER 149 GENERAL CONTRACTING (GC) – TRADITIONAL DESIGN-BID-BUILD WHERE ARCHITECT WILL COMPLETE DESIGN TO 100% BEFORE SOLICITING TRADE BIDS AND GENERAL CONTRACTOR BIDS – LOWEST RESPONSIVE BIDDER MUST BE ACCEPTED.**
- **CHAPTER 149A CONSTRUCTION MANAGER AT RISK (CM) – ARCHITECT WILL COMPLETE DESIGN BUT MAY BEGIN TO SOLICIT EARLY WORK PACKAGES BEFORE 100% CD. TRADE BIDS ARE SOLICITED, CM IS SELECTED BASED ON QUALITY AND TEAM DETERMINED TO BE MOST BENEFICIAL FOR THE PROJECT. MAY NOT BE THE LOWEST COST CM.**
- **WITH THE CM-AT-RISK APPROACH, THE CONTRACTOR IS SELECTED BASED ON QUALIFICATIONS AND FEE; AS COMPARED TO THE DESIGN-BID-BUILD APPROACH VS WHERE THE LOW-BID GENERAL CONTRACTOR (GC) IS ACCEPTED.**

GENERAL CONTRACTOR VS. CONSTRUCTION MANAGER

ADVANTAGES TO GENERAL CONTRACTOR (HARD BID) (CHAPTER 149)

- **CM HAS PERCEIVED HIGHER INITIAL COST (HOWEVER, CM-AT-RISK FIRMS ASSERT THAT ANY HIGHER PERCEIVED INITIAL COSTS ARE OFFSET BY A PROJECT THAT IS DESIGNED TO BUDGET WITH FEWER POST-BID CHANGE ORDERS). OUR EXPERIENCES SHOW THAT AN INITIAL COST PREMIUM MAY BE IN THE RANGE OF 6% TO 10% WITH A CM.**
- **GC WILL TRADITIONALLY YIELD A LOWER INITIAL CONSTRUCTION COST AND ADVANTAGES OF CM-AT-RISK MAY DIMINISH SOMEWHAT WITH LESS COMPLEX PROJECTS, LESS SCHEDULE-CRITICAL PROJECTS, AND PROJECTS WITH A WELL-DEVELOPED DESIGN.**
- **CM REQUIRES GREATER OWNER INVOLVEMENT FOR COLLABORATION AND RESOLUTION OF ISSUES WITH CM, IF EARLY WORK PACKAGES ARE RELEASED, MORE EFFORT IS REQUIRED FROM THE ARCHITECT TO DEVELOP BOTH THE EARLY AND THE LATER WORK PACKAGES; THEREBY INCREASING THE COST OF THE ARCHITECTURAL CONTRACT AND OVERALL PROJECT COST.**
- **GENERAL CONTRACTOR WILL OBTAIN BETTER PRICING ON NON-FILED SUB-BID WORK (EX.: SITE, CONCRETE, STEEL, GENERAL TRADES) AS THEY ARE DRIVEN TO LOWEST RESPONSIVE BID.**
- **ERRORS, OMISSIONS, 3RD PARTY CHANGES AND ADDED SCOPE/WORK ARE ALL PROPOSED AND NEGOTIATED AS CHANGE ORDERS.**

GENERAL CONTRACTOR VS. CONSTRUCTION MANAGER

ADVANTAGES TO CONSTRUCTION MANAGER (CHAPTER 149A)

- THE CM-AT-RISK CONTRACTOR'S PROFESSIONAL APPROACH TO PROJECT DELIVERY, FROM DESIGN THROUGH OCCUPANCY, PARTICULARLY WITH REGARD TO ESTIMATING, SCHEDULING, AND MANAGING THE WORK, CAN RESULT IN LESS POTENTIAL FOR BUDGET OVERRUNS, LATE COMPLETION, AND POOR QUALITY.
- AT THE TIME THAT THE FILED SUB-BIDDERS (TRADE CONTRACTORS) PREPARE THEIR BIDS THEY KNOW WHO THE CM IS, THUS THERE MAY BE FEWER ALLOWANCES FOR UNCERTAINTY INCLUDED IN THEIR BID PRICES.
- GENERAL CONDITIONS CAN BE NEGOTIATED RATHER THAN BID; THIS CAN RESULT IN MORE EXPERIENCED AND A LARGER NUMBER OF ON-SITE STAFF WHICH CAN PROVIDE BETTER INSPECTION AND IMPROVED QUALITY.
- COST ESTIMATES BY THE CM-AT-RISK FIRM MAY BE MORE ACCURATE SINCE THE ESTIMATE IS MADE BY A CONTRACTOR WHO HAS BEEN RESPONSIBLE FOR CONSTRUCTING SIMILAR WORK.
- COST TRANSPARENCY (OPEN BOOKS DURING CONSTRUCTION); OWNER HAS THE ABILITY TO AUDIT COSTS.
- CM-AT-RISK FIRM IS RESPONSIBLE FOR CERTAIN COSTS IN EXCESS OF THE GMP.
- SAVINGS ARE RETURNED TO OWNER.
- ERRORS, OMISSIONS, 3RD PARTY CHANGES AND ADDED SCOPE/WORK ARE OFTEN WORKED ON COLLABORATIVELY BY THE CM/AE/OPM TEAM FOR MINIMAL COST SOLUTIONS AND AS NEGOTIATED CHANGE ORDERS WHERE APPROPRIATE.

GENERAL CONTRACTOR VS. CONSTRUCTION MANAGER

SBC DISCUSSION & VOTE



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