



ARTICLE 14: CMS Facilities

**Response to Proposed Amendment
to reduce Article 14 funding to \$750K**



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If we lower the funding authorization to \$750K, two possibilities exist:

- 1. Split the Feasibility Study from the Schematic Design**
- 2. Try to conduct both at a lower price**



Option #1 – Conduct only Feasibility Study

- ❖ To split the Feasibility Study from the Schematic Design Phase will likely **cost more in both money and time.**



MSBA Process

As of 2010, the MSBA divides all school building projects into three primary phases:

1. **Preparation**: School Building Committee, Capital Planning & Funding Authorization
2. **Scope Definition**: OPM & Designer Selection, Feasibility Study, Schematic Design, Funding the Project
3. **Scope Monitoring**: Detailed Design, Construction



MSBA Practice

MSBA *requires* Feasibility and Schematic Design to be contracted jointly. **It is the Industry Standard.**

- Building design detailed enough to accurately estimate costs
- Well-informed understanding of geo-environmental and site factors
- A worthwhile project scope for an architectural firm to bid on



Interrelated Assessments

Additional Testing in FS/SD where findings may affect Building location, Structural Design, and Project Cost.

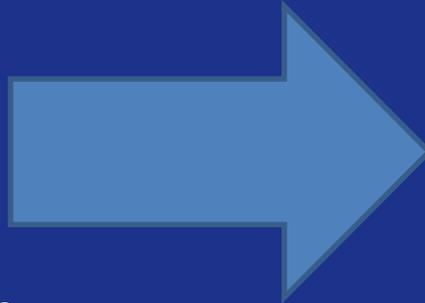
- Geotechnical Engineering
- Hazardous Materials
- Site Survey (wetlands, setbacks, etc)
- Geo-Environmental Phase 1 (& possibly Phase 2: sub-surface exploration)
- Traffic Analysis



Thorough Groundwork

\$1

spent in thorough
research and design



\$10

saved in
building cost



Splitting Creates Risk

Potential Ramifications of Splitting Feasibility & Design:

- Splitting makes each element more expensive
- Possibility of Special Town Meeting – further expense to town
- Delays overall project schedule – further cost escalation
- Total project cost could increase due to insufficient information
- Possibility of no bids for Feasibility Study
- Likely less bids from quality providers
- Straying from standard industry process can create inefficiency



Option #2 – Cover Everything with \$750K

To “budget for \$750K” would mean:

- ❖ **Short changing our due diligence** or
- ❖ **Covering actual costs later**



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Actual Costs

	<i>Authorized per MSBA</i>	<i>Total Spent</i>
Natick	\$750,000	\$1.04 M
Braintree East	\$980,740	\$1.14 M
Beverly	\$1,465,000	\$1.71 M
Scituate	\$750,000	\$905,000



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Actual Costs – Natick

Authorized for Feasibility and Schematic:	\$750,000
Geotech Environmental Study	\$190,345
Site Survey	\$49,865
Wetlands Survey	\$40,000
Traffic Study	\$13,200
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TOTAL	\$1,043,410

From project website: *“The Town of Natick has spent \$3.74 million on the study & design of Kennedy Middle School.”*



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Actual Costs – Beverly

Authorized for Feasibility and Schematic:	\$1,465,000
Geotech Environmental Study	\$187,500
Site Survey	\$7,930
Wetlands Survey	\$27,500
<u>Traffic Study</u>	<u>\$23,500</u>
TOTAL	\$1,711,430



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Actual Costs – Scituate (2014)

Authorized for Feasibility and Schematic:	\$750,000
Geotech Environmental Study	\$85,000
Site Survey	\$20,000
Wetlands Survey	\$25,000
<u>Traffic Study</u>	<u>\$25,000</u>
TOTAL	\$905,000



Industry Quotes

“If you try to cover everything for \$750K, [the contracting firms] would need a commitment to cover the rest of the cost in next steps.

Either that or you just settle for less service,
in which case you will spend more in final project.”

- Owner's Project Manager



Commitment to Transparency

Our goal is for complete transparency in this process.

We are requesting authorization for the full amount needed so that Concord can see clearly what we're spending on research and design.



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The responsible course of action is to fund the full Feasibility Study & Schematic Design for *up to* \$1.5M

Feasibility Study	\$	400,000
Schematic Design	\$	500,000
Testing/Environmental Assess.	\$	300,000
Owner's Project Manager	\$	300,000
TOTAL	UP TO \$	1,500,000 <i>(not to exceed)</i>

2019 Tax Impact to Median Household

up to \$28.74



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ADDENDUM



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Feasibility Study:

With guidance from the Building Committee, the feasibility study will:

- Generate an initial space summary based on the District's educational program
- Establish design parameters including accurate space sizes, quantities and adjacencies
- Develop alternatives to construct a middle school building on the Sanborn site
- Perform preliminary and final evaluation of alternatives
- Recommend the most cost-effective and educationally appropriate solution.



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Schematic Design:

During Schematic Design:

- The Project Team will develop a robust schematic design of sufficient detail to establish the scope, budget, and schedule upon which to evaluate the basis for a proposed project.
- The design will be of sufficient detail to request DESE approval of the proposed project in relation to the District's Special Educational program and to request Town authorization and financial support to move forward.



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Schematic Design Details:

The Schematic Design will articulate the project scope, budget and schedule.

- The general and specific architectural features will be described for the building's exterior and interior. Will include schematic drawings and elevations as well as exterior and interior perspectives that will describe the character of the design as it is developed.
- The quantity of building materials will be established.
- Program locations and adjacencies will be finalized through a Space Summary.
- The Educational Program will be finalized.
- The plan for instructional technology will be proposed and approved.



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Schematic Design Details (cont.):

- There will be further study and analysis of site conditions (i.e. traffic study, accessibility analysis, utility analysis, hazardous materials analysis, and geotechnical and geo-environmental analysis).
- The site plan will be further developed.
- The Sustainability Plan will be further developed.
- The mechanical, electrical, and plumbing systems will be selected.
- The construction schedule and a construction phasing plan will be further developed.
- The Building Committee will carefully consider the cost projections.



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Geo-Environmental and Other Assessments:

Both the Feasibility Study and Schematic Design will require analysis of factors such as:

- Hazardous materials
- Geo-environmental issues
- Other environmental factors that could both affect the building process and/or appear as results of it.

Other Services and Contingency will cover additional services and unanticipated costs as requested by the Building Committee.



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Owner's Project Manager:

The OPM is a professional construction management firm hired by the Building Committee to provide project management services. The OPM provides:

- Consultation regarding design, scope of work, cost estimating, designer and contractor selection, and project evaluation
- Monitoring of procurement, quality of service, workmanship, timeliness, and contractual obligations/compliance with State Laws and requirements.
- Help with Site Evaluation and Contractor Management
- Coordination of Informational and Input sessions



Industry Standard – a Viable Project

To jointly contract Feasibility Study and Schematic Design is the “Industry Standard” for public school design in the Commonwealth. If split:

- Pool of qualified providers will likely dwindle
- Firms may be less likely to take on just Feasibility at a loss
- Bids will likely be higher to account for needs not provided for



Industry Research

“Since 2010, I have never seen Feasibility done without Schematic Design.”

- School Architect

“It would only give you half an answer.”

- Owner’s Project Manager



Due Diligence

1. MSBA Documentation
2. Conversations with Industry Professionals
 - OPMs
 - Designers
 - Construction Managers
 - Operations Directors
3. Public Records