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# School Building Committee

West Elementary School

February 6, 2020

# Agenda

- 1) Overview - where we are in the process
- 2) Discussion of potential square footage and placement on site
- 3) Discussion of order of magnitude of costs and potential district share
- 4) Review of schedule

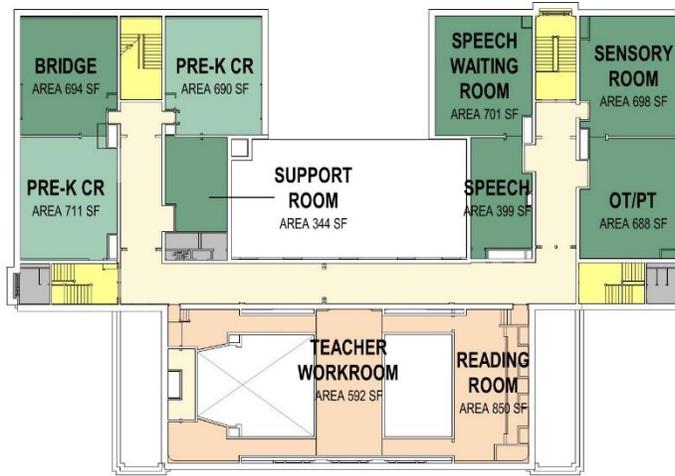
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# 1. Square Footage Analysis

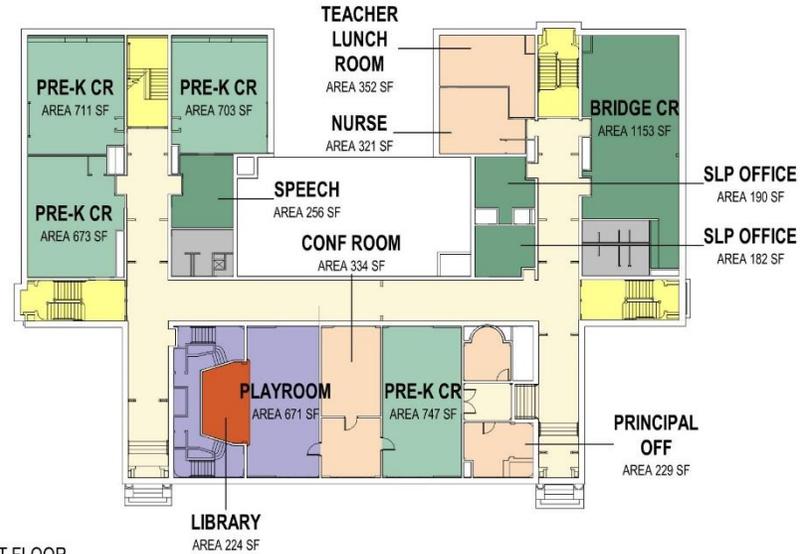
# Shawsheen Pre-K Existing Program

## PROGRAM LEGEND

- 01 Core Academic Spaces
- 02 Special Education
- 03 Art Music
- 05 Media Center
- 11 Administration & Guidance
- 12 Custodial & Maintenance
- 14 Circulation
- 15 Vert Circulation



SECOND FLOOR



FIRST FLOOR



LOWER LEVEL

# GSF comparison with MSBA Req's

	Elementary School Yes Auditorium Yes Pre-K*		Elementary School No Auditorium Yes Pre-K*		Elementary School Yes Auditorium No Pre-K		Elementary School No Auditorium No Pre-K		Add Reno Elementary School Yes Auditorium Yes Pre-K*	
	925 student K-5	MSBA Reimb.	925 student K-5	MSBA Reimb.	925 student K-5	MSBA Reimb.	925 student K-5	MSBA Reimb.	925 student K-5	MSBA Reimb.
Net Square footage (NSF)	135,696	99,649	129,096	100,649	111,546	87,649	104,946	88,649	133,914	99,649
Mech Equip Penthouse (GSF)	8,000	0	8,000	0	8,000	0	8,000	0	8,000	0
Outdoor equipment storage (GSF)	600	0	600	0	600	0	600	0	600	0
New Gross Square Footage (GSF)	212,144	149,474	202,244	150,974	175,919	131,474	166,019	132,974	142,821	149,474
Renovated Gross Square Footage (GSF)									65,629	
GSF Delta		62,671		51,271		44,446		33,046		58,977
* Assumes MSBA approves PreK Classrooms only										

# GSF comparison with MSBA Req's – New Building

Andover - West Elementary School				PROPOSED									Date: 3/11/2020 Preliminary Design Program			
				Existing Conditions			Existing to Remain/Renovated			New			Total			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)
ROOM TYPE	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	Comments
<b>CORE ACADEMIC SPACES</b>			27,731			0			49,700			0		54	55,350	
<b>SPECIAL EDUCATION</b>			7,677			0			41,140			0			10,570	
<b>ART &amp; MUSIC</b>			2,605			0			6,300			0			6,300	
<b>HEALTH &amp; PHYSICAL EDUCATION</b>			6,628			0			9,450			0			6,300	Excess PE Spaces Policy
<b>MEDIA CENTER</b>			1,992			0			4,833			0			4,833	
<b>AUDITORIUM</b>			4,315			0			6,600			0			0	
<b>DINING &amp; FOOD SERVICE</b>			5,688			0			10,302			0			10,002	
<b>MEDICAL</b>			386			0			970			0			710	
<b>ADMINISTRATION &amp; GUIDANCE</b>			1,778			0			3,376			0			3,060	
<b>CUSTODIAL &amp; MAINTENANCE</b>			0			0			2,525			0			2,525	
<b>OTHER</b>			0			0			500			0			0	
Total Building Net Floor Area (NFA)			58,800			0			135,696			0			99,649	
Proposed Student Capacity / Enrollment			600												925	Enter grade enrollments below
															462	Lower Elementary; Grades K-2
															463	Upper Elementary; Grades 3-6
<b>NON-PROGRAMMED SPACES</b>						% of GFA	0	% of GFA	67,848	% of GFA		0				
Total Building Gross Floor Area (GFA) <sup>2</sup>			90,611						203,544			0			134,125	149,474 at 1.5 Grossing factor
Grossing factor (GFA/NFA)			1.54			#DIV/0!			1.50			#DIV/0!			1.35	
Enclosed Mechanical Penthouse GSF									8,000							
Heated Site Maintenance Storage Room GSF									600							
<b>Grand Total Building Gross Floor Area</b>									212,144							

# GSF comparison with MSBA Req's – Add/ Reno Building

Andover - West Elementary School				PROPOSED									Date: 3/11/2020 Preliminary Design Program			
				Existing Conditions			Existing to Remain/Renovated			New			Total			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)
ROOM TYPE	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	Comments
<b>CORE ACADEMIC SPACES</b>			27,731			0			49,700			49,700		54	55,350	
SPECIAL EDUCATION			7,677			20,195			21,390			41,585			10,570	
ART & MUSIC			2,605			3,037			2,850			5,887			6,300	
HEALTH & PHYSICAL EDUCATION			6,628			3,718			6,450			10,168			6,300	Excess PE Spaces Policy
MEDIA CENTER			1,992			4,326			0			4,326			4,833	
AUDITORIUM			4,315			4,315			0			4,315			0	
DINING & FOOD SERVICE			5,688			5,688			4,490			10,178			10,002	
MEDICAL			386			993			0			993			710	
ADMINISTRATION & GUIDANCE			1,778			0			3,376			3,376			3,060	
CUSTODIAL & MAINTENANCE			0			0			2,525			2,525			2,525	
OTHER			0			861			0			861			0	
Total Building Net Floor Area (NFA)			58,800			43,133			90,781			133,914			99,649	
Proposed Student Capacity / Enrollment			600												925	Enter grade enrollments below
															462	Lower Elementary; Grades K-2
															463	Upper Elementary; Grades 3-6
<b>NON-PROGRAMMED SPACES</b>					% of GFA	22,496		% of GFA	43,440		% of GFA	65,936				
Total Building Gross Floor Area (GFA) <sup>2</sup>			90,611			65,629			134,221			199,850			134,125	149,474 at 1.5 Grossing factor
Grossing factor (GFA/NFA)			1.54			1.52			1.48			1.49			1.35	
Enclosed Mechanical Penthouse GSF									8,000			8,000				
Heated Site Maintenance Storage Room GSF									600			600				
<b>Grand Total Building Gross Floor Area</b>												208,450				

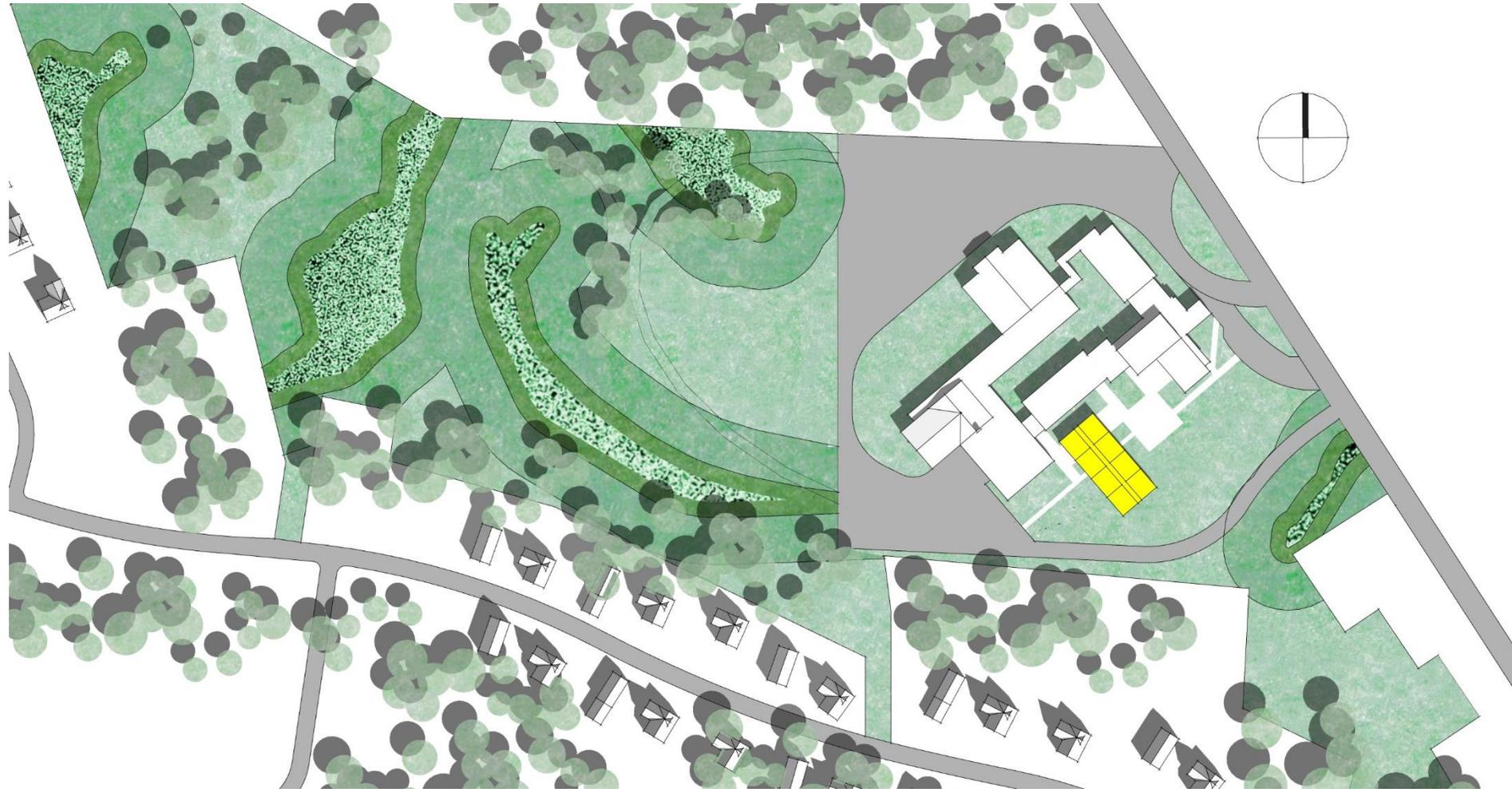
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## 2. Placement on Site

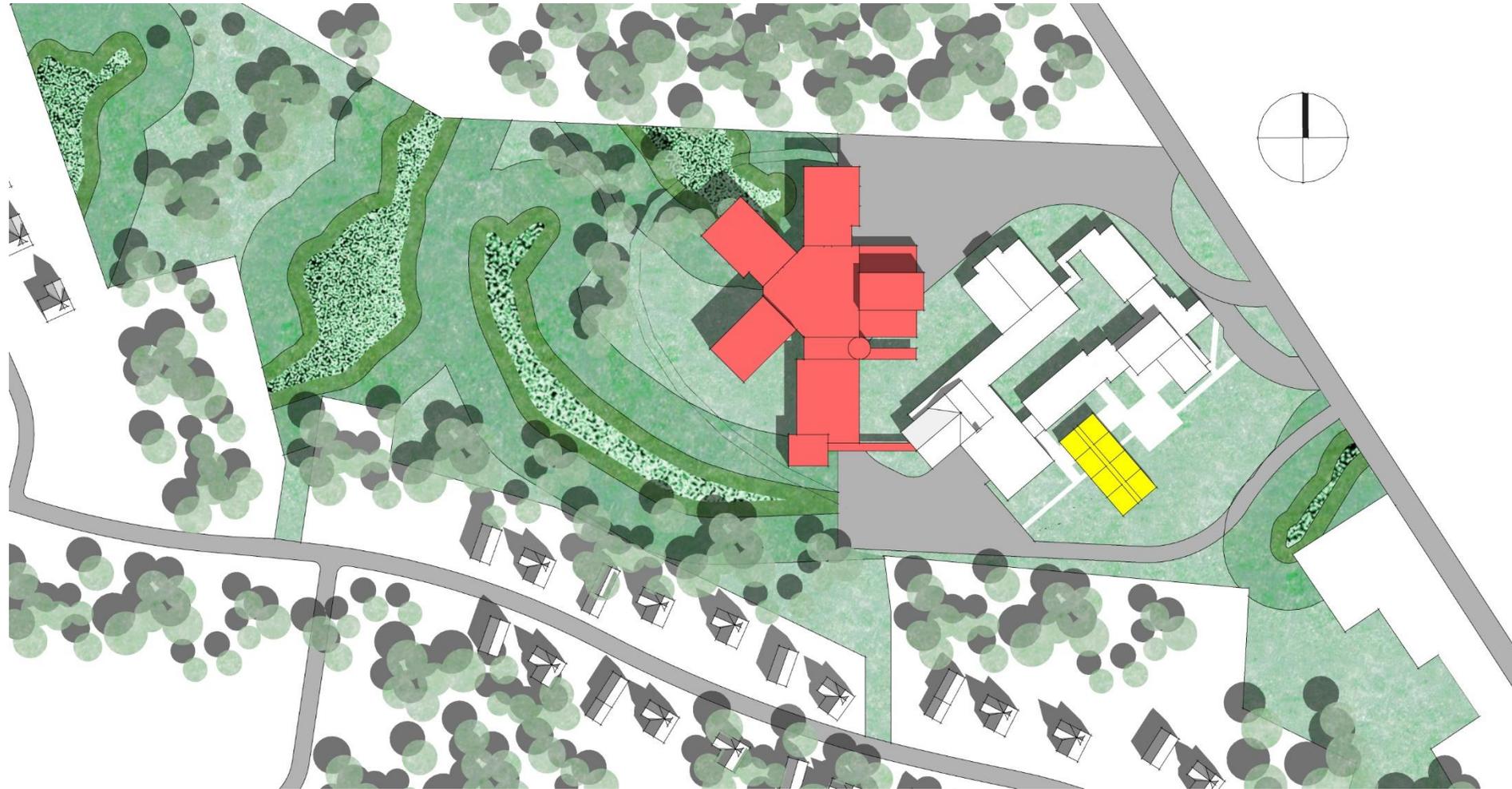
# New School with Pre-K & Auditorium (N4)



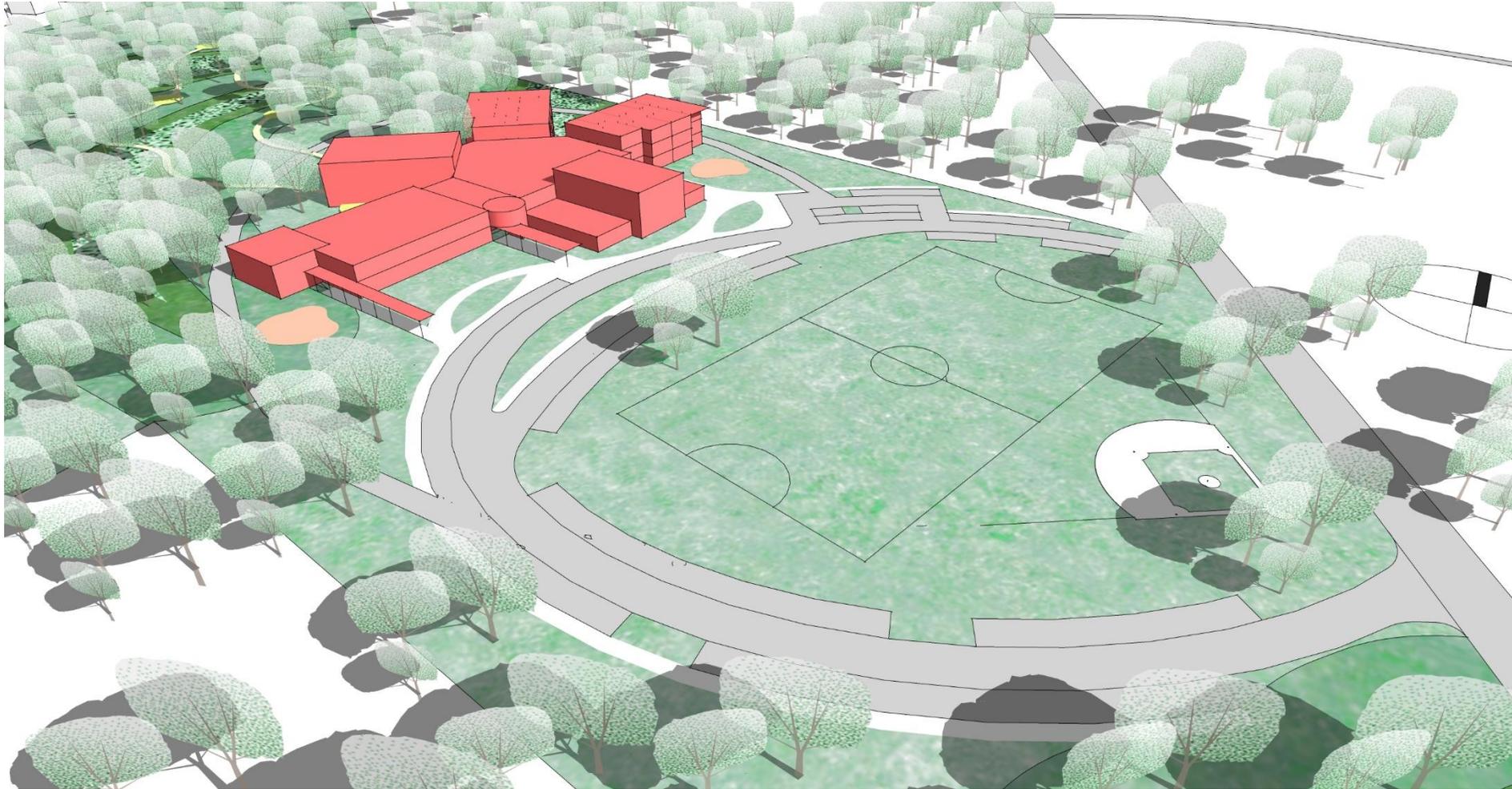
# New School with Pre-K & Auditorium (N4)



# New School with Pre-K & Auditorium (N4)



# New School with Pre-K & Auditorium (N4)



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# 3. Order of Magnitude Cost

# Conceptual comparisons

Not intended as a project budget

Assumes 5% Escalation

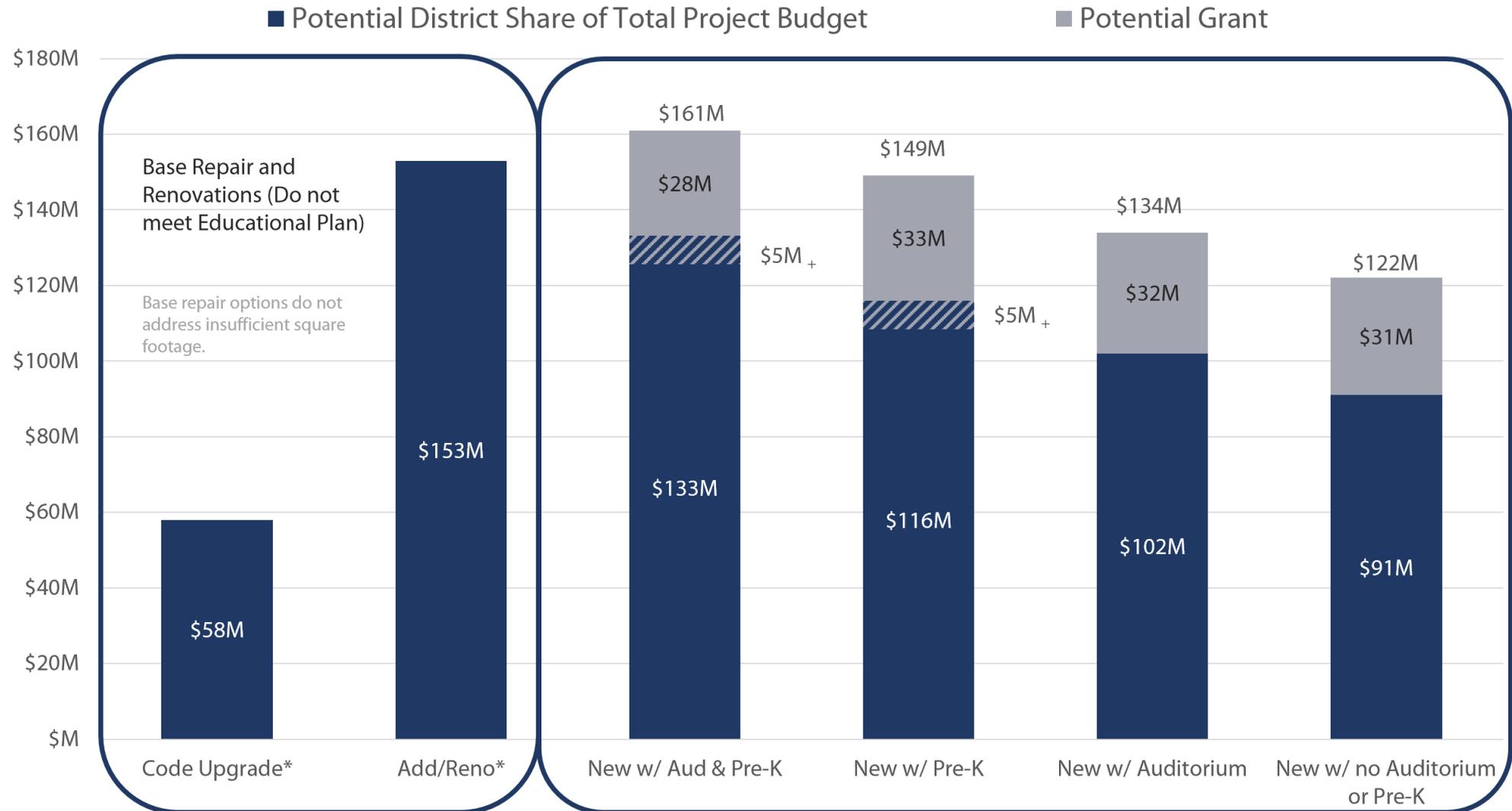
District	School	GC/CM Bid Date	Cost/SF - Current	Cost/SF - Projected 2 years*
Tewksbury	Louise Davy Trahan Elementary	Jun-20	\$557.00	\$614.00
Acton-Boxboro	CT Douglas Elementary	Oct-20	\$546.00	\$602.00
Amesbury	Amesbury Elementary	Dec-20	\$499.00	\$550.00
Milbury	Raymond Shaw Elementary	Jan-21	\$546.00	\$602.00
Rockland	Jefferson Elementary	Jan-21	\$566.00	\$624.00
Easton	Easton Center Elementary	Feb-21	\$505.00	\$557.00
Gloucester	East Gloucester Elementary	Sep-20	\$613.00	\$676.00
<b>Andover</b>	<b>West Elementary</b>	<b>Jun-22</b>		<b>\$605.00</b>

# Conceptual cost models

Not intended as a project budget

CONCEPT	EDUCATIONAL PROGRAM	PHASING ISSUES	COST ISSUES	GROSS SQUARE FOOTAGE	ESTIMATED CONSTRUCTION BUDGET	ESTIMATED PROJECT BUDGET
Code Upgrade <b>C-1</b>	Does not satisfy District Educational Program goals. Does not meet MSBA's template for 925 students.	Most involved Phasing Plan, could involve total relocation. District has not identified suitable swing space.	Least Costly Option; Does not meet District Needs; Reimbursement to be determined by MSBA	90,611	\$40M	\$58M
Add-Reno <b>AR-1</b>	Meets MSBA Space requirements. District's Educational Program goals are compromised.	Removal of both A and B pods; Relocation of students to Modular Classrooms. Circulation could be compromised.	Potential of unforeseen conditions within existing building.	208,450 (65,629 Renovated)	\$122M	\$153M
New <b>N-1</b>	Does not meet the Districts' desired Educational Plan to incorporate Pre-Kindergarten into West Elementary. Leaves Pre-Kindergarten in ADA non compliant building. No	Potential removal of a portion of the building. Students relocated to Modular classrooms.	Maximizes MSBA reimbursement	167,819	\$96M	\$122M
New w/ Auditorium <b>N-2</b>	Does not meet the District's desired Educational plan to incorporate Pre-Kindergarten into West Elementary. Leaves Pre-Kindergarten in ADA non compliant building.	Possibility of removal of a portion of the building. Students relocated to Modular classrooms.	MSBA will not contribute to Auditorium; Project will lose square footage for stage.	175,919	\$106M	\$134M
New w/ Pre-K <b>N-3</b>	Meets the new Education plan and space requirements to incorporate Pre-Kindergarten. Does not include Auditorium	Second largest building option. Possibility of removal of one of the pods. Students relocated to Modular classrooms. Incorporation of Pre-Kindergarten within wetlands area.	Second Highest Project Cost; MSBA reimburses core and shell only for Pre-Kindergarten	204,044	\$117M	\$149M
New w/Auditorium & Pre-K <b>N-4</b>	Meets the new Educational plan and space requirements to incorporate Pre-Kindergarten. Includes Town-desired Auditorium.	Largest building footprint for the site. Possibility of partial demolition of existing building to allow for new building and house students in modulares. Working with wetland requirements.	Highest Project Cost; Lowest MSBA reimbursement	212,144	\$128M	\$161M

# Cost Models – District Share



\*Reimbursement to be determined by MSBA

+ POTENTIAL Increase in grant if Special Education Program is approved in its entirety by the MSBA

This is an estimate and not intended to be used as a budget.

# THE MSBA GRANT PROGRAM

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The Town of Andover's pre-incentive reimbursement rate is 40.47%. With incentive points, the adjusted reimbursement rate is 42.47%

Reimbursement Rate Before Incentive Points	40.47
(0-2) Maintenance	??
(0-2) Energy Efficiency - "Green Schools"	2.00
<b>MSBA Reimbursement Rate</b>	<b>42.47%</b>

Reimbursement is based on eligible costs only

# MSBA COST CAPS

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The MSBA funding assistance program includes various cost caps, including:



- Construction costs exceeding \$333/ eligible SF will not be reimbursed.
  - (Eligible SF determined based off of Initial Space Summary, based off of # students)
- FFE & Technology costs over \$2400 / student will not be reimbursed.
- Soft costs are reimbursable up to 20% of Construction Costs.
- Costs related to site work may not exceed 8% of Construction Costs.
- Costs related to OPM Basic Services are reimbursable up to 3.5% of Construction Costs.
- Costs related to Designer Basic Services are reimbursable up to 10% of Construction Costs.
- Construction Contingency over 1% over Construction Costs will not be reimbursed.

# MSBA INELIGIBLE COSTS

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- (a) Any costs for an Approved Project in excess of the Total Facilities Grant.
- (b) Financing costs.
- (c) All costs associated with credit rating services, legal services related to the issuance of any indebtedness, and financial consulting services.
- (d) The cost of legal services.
- (e) The provision of any direct or indirect municipal services.
- (f) Any funds expended by the Eligible Applicant prior to the execution of a PFA.
- (g) All costs associated with site acquisition.
- (h) Unsupported or inadequately supported project costs, as determined by the Authority.
- (i) Maintenance or service contracts and warranties.
- (j) Duplicate costs or costs unrelated to the project.
- (k) The lease, purchase or rental of storage space, storage facilities, storage trailers, or storage containers.
- (l) Costs that are normal operating and maintenance costs of the school district.
- (n) Penalties, processing fees, catalogue fees, sales tax, memberships, and subscriptions.
- (o) The costs of local building permits, inspection fees, and any other such fees.

# MSBA INELIGIBLE COSTS

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- (p) Athletic equipment.
- (q) All costs associated with the purchase, lease, improvement, or maintenance of modular units.
- (r) All costs associated with the swing spaces used for the housing of students.
- (s) All costs associated with the transportation of students.
- (t) All costs associated with the purchase, lease or use of any vehicle.
- (u) The costs of any supplies related to the Assisted Facility.
- (v) All costs associated with the demolition of buildings, unless such costs are deemed by the Authority in writing prior to said demolition, to be the most cost effective option.
- (w) All costs associated with utilities.
- (x) All costs associated with cell phone purchase or service.
- (y) Dedication, ceremonial or celebratory costs.
- (z) The Authority reserves its right to disallow any costs associated with any change order that deviates from the scope of the project, as determined by the Authority pursuant to the Project Scope and Budget Agreement.
- (aa) Any costs determined by the Authority to be ineligible pursuant to M.G.L. c. 70B, St. 2004, c. 208, 963 CMR 2.00, the MSBA Audit Guidelines, or any other policy, rule, or guideline of the Authority.

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# 4. Schedule

# Upcoming Schedule and Agendas

February	Topic	Hosted by	Location
Thurs 6 <sup>th</sup> 7.30-9.00am	SBC Meeting Space Summary review, Building Placement, Concept Pricing Order of Magnitude	SBC	School Admin Conf Room
Mon 17 <sup>th</sup> thru Fri 21 <sup>st</sup>	School Vacation Week		
Thurs 27 <sup>th</sup> 7.30-9.00am	SBC Meeting Review Ed Plan, Massing and Final Concepts for PDP	SBC	School Admin Conf Room
March	Topic	Hosted by	Location
	Geotech		
	Survey – Pick up borings		
Thurs 5 <sup>th</sup> 7.30-9.00am	SBC Meeting Approve PDP issuance to MSBA	SBC	School Admin Conf Room
Wed 11 <sup>th</sup>	Issue PDP to MSBA	OPM	MSBA

ANRAD:  
Delineations of wetland boundaries will be reviewed only between 4/1 and 12/1.

Deadlines for Submissions:  
March 3 for March 17<sup>th</sup> Meeting  
March 24 for April 7 Meeting

Team will Target March 3

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Thank you

