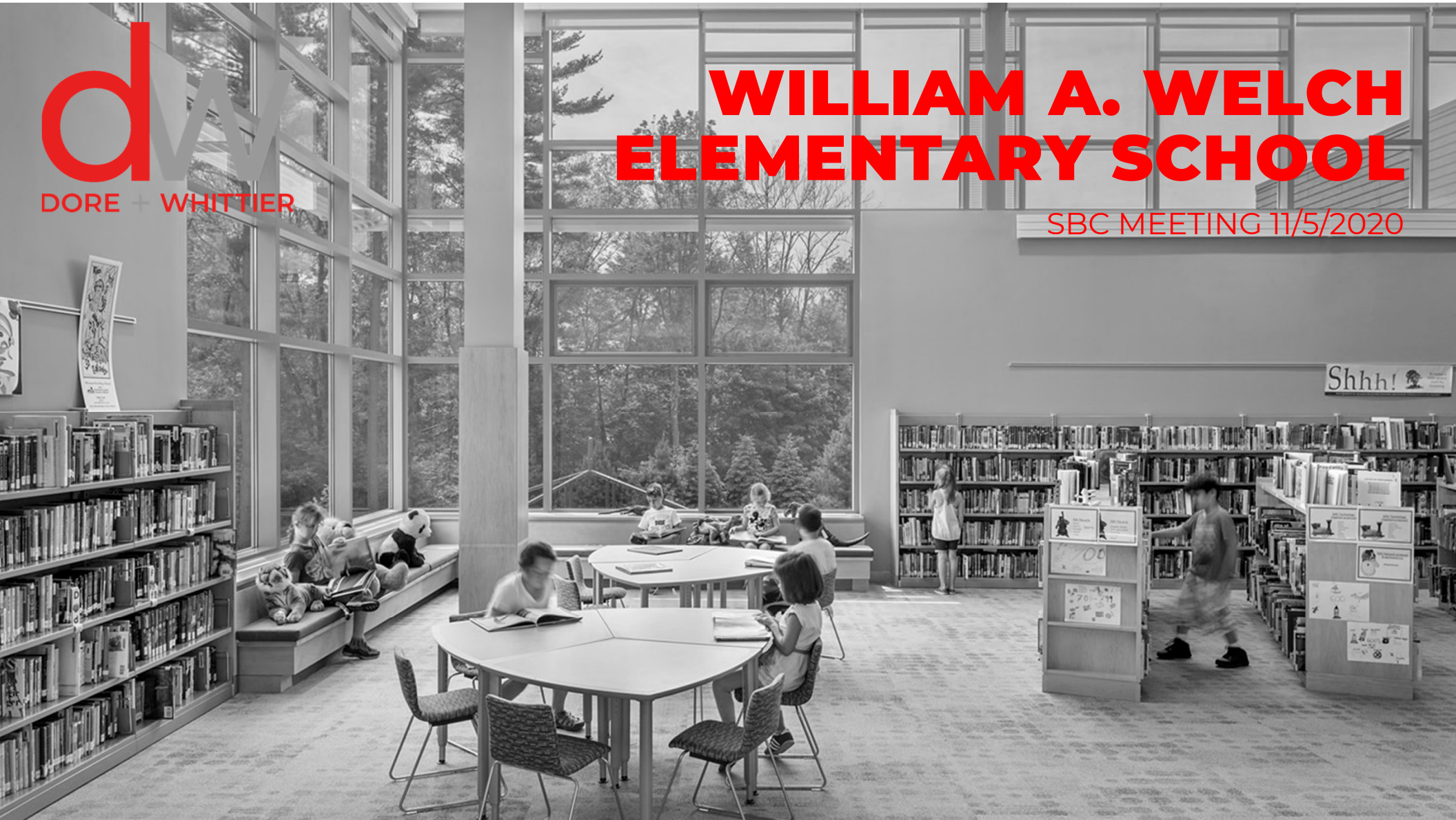




WILLIAM A. WELCH ELEMENTARY SCHOOL

SBC MEETING 11/5/2020



- 1. Call to Order & Intro**
- 2. Previous Topics & Approval of November 5, 2020 Meeting Minutes**
- 3. Community Meeting Review**
- 4. PDP Submission Review and Approval/Vote to Proceed**
- 5. Schedule Update**
- 6. Budget Update**
- 7. Other Topics Not Reasonably Anticipated 48 hours prior to Meeting**
 - Design Bid Build vs. Construction Manager at Risk Method Review and Approval/ Vote to Proceed**
- 8. Public Comments**
- 9. Next Meetings**
- 10. Adjourn**

1. Call to Order & Intro

2. Previous Topics & Approval of November 5, 2020 Meeting Minutes

3. Community Meeting Review

4. PDP Submission Review and Approval



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An aerial photograph of a school campus, including a large building, a parking lot, and surrounding trees, overlaid with a semi-transparent red filter. A vertical white line separates the main title on the left from the list of topics on the right.

MSBA PDP Submission Review

Educational Program Review

Preliminary Evaluation of Alternatives

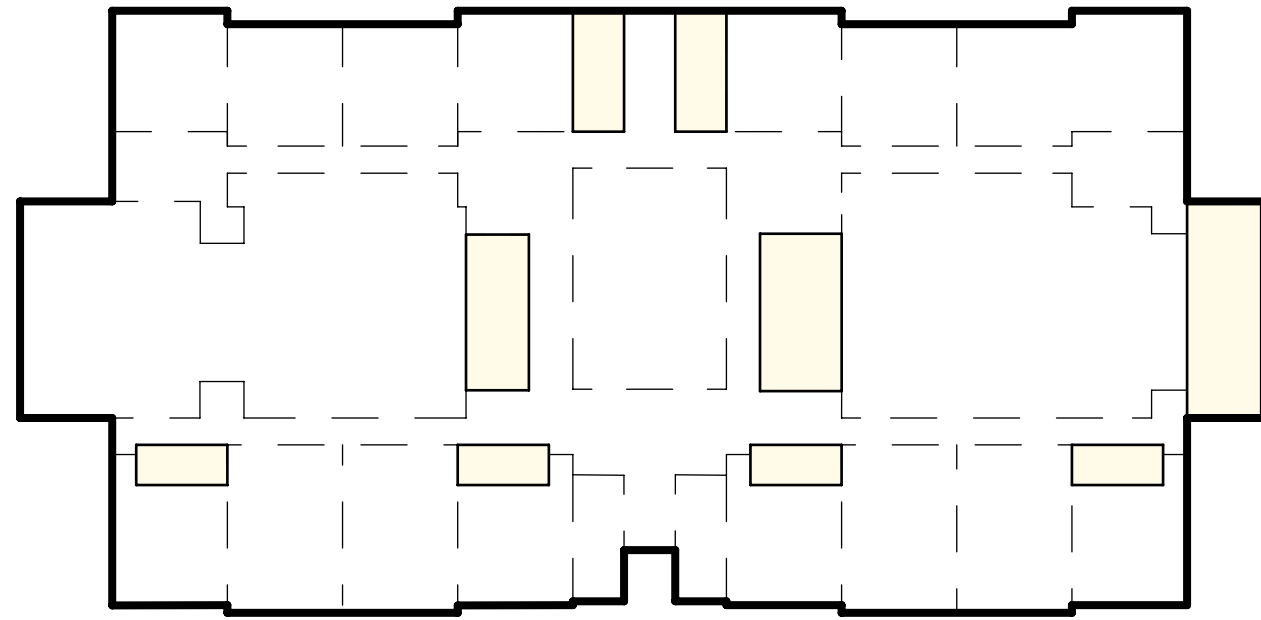
Upcoming MSBA Milestone Dates

Preliminary Project Schedule

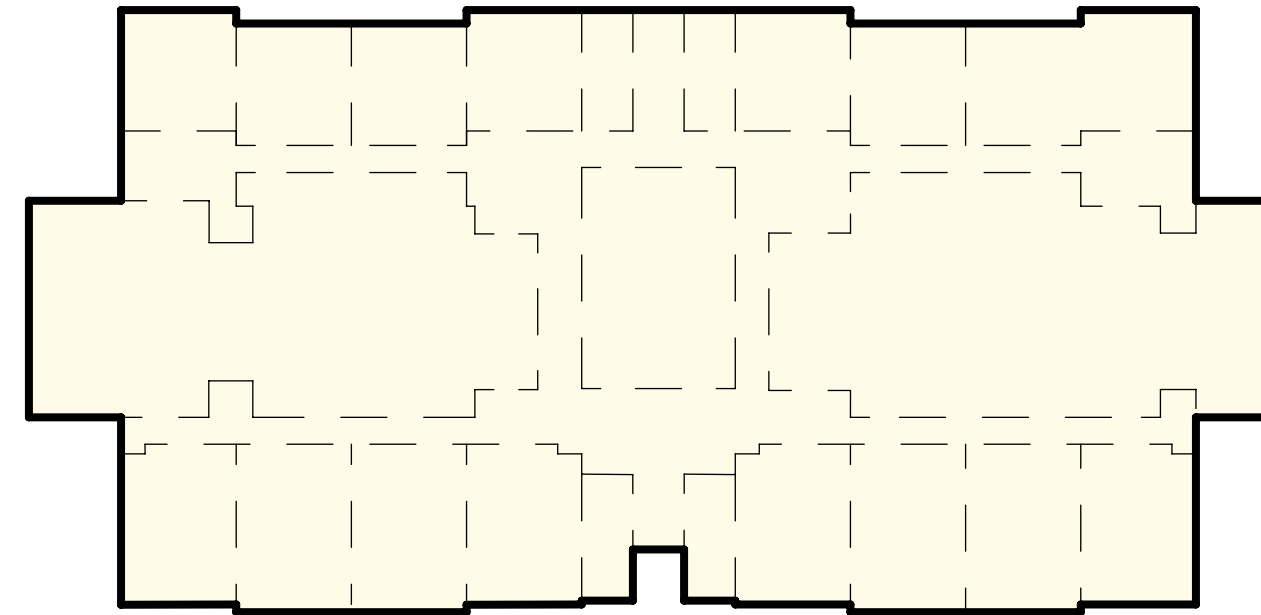
Educational Program

SPACE TYPE	EXISTING	PROPOSED	MSBA GUIDELINES
Core Academic (Pre-K through Grade 5)	20,137 NFA	20,137 NFA	18,100 NFA
Special Education	3,412 NFA	3,412 NFA	4,530 NFA
Art & Music	912 NFA	912 NFA	2,575 NFA
Health & PE	4,603 NFA	4,603 NFA	6,300 NFA
Library / Media Center	1,206 NFA	1,206 NFA	2,425 NFA
Dining (includes Kitchen)	6,144 NFA	6,144 NFA	6,145 NFA
Medical	345 NFA	345 NFA	510 NFA
Administration & Guidance	1,232 NFA	1,232 NFA	2,105 NFA
Custodial & Maintenance	1,520 NFA	1,520 NFA	1,990 NFA
Total Program Area (Net Floor Area)	39,511 NFA	39,511 NFA	44,680 NFA
Total Building Area (Gross SF)	58,600 GSF	58,600 GSF	66,105 GSF

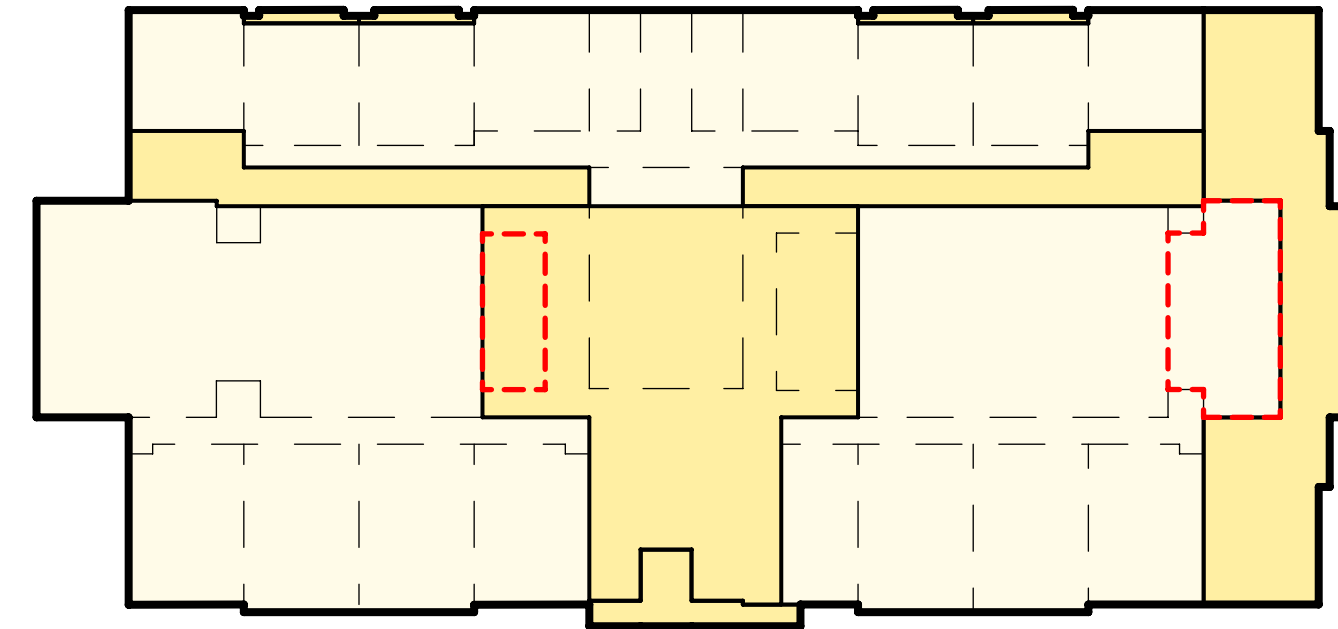
Preliminary Evaluation of Alternatives



OPTION R
Code Upgrades



OPTION R-1
Renovations w/ A/C
(VRF System)

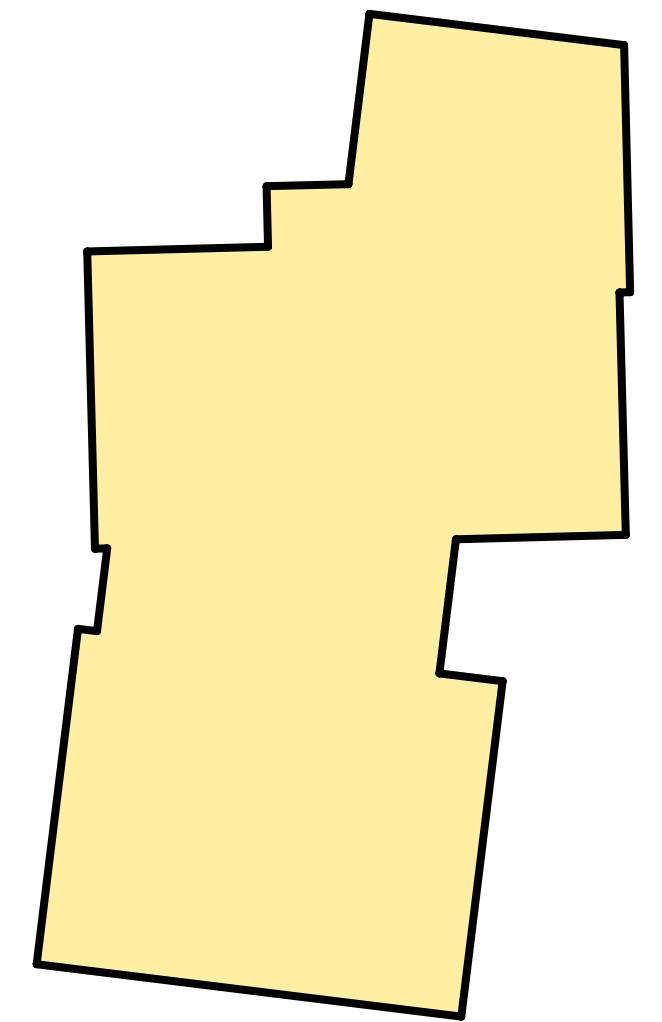


OPTION AR-1
Minor Renovation / Addition

OPTION R-AC
Code Upgrades
w/ Air Conditioning

OPTION R-2
Renovations w/ A/C
(Unit Vent System)

OPTION AR-2
Major Renovation / Addition



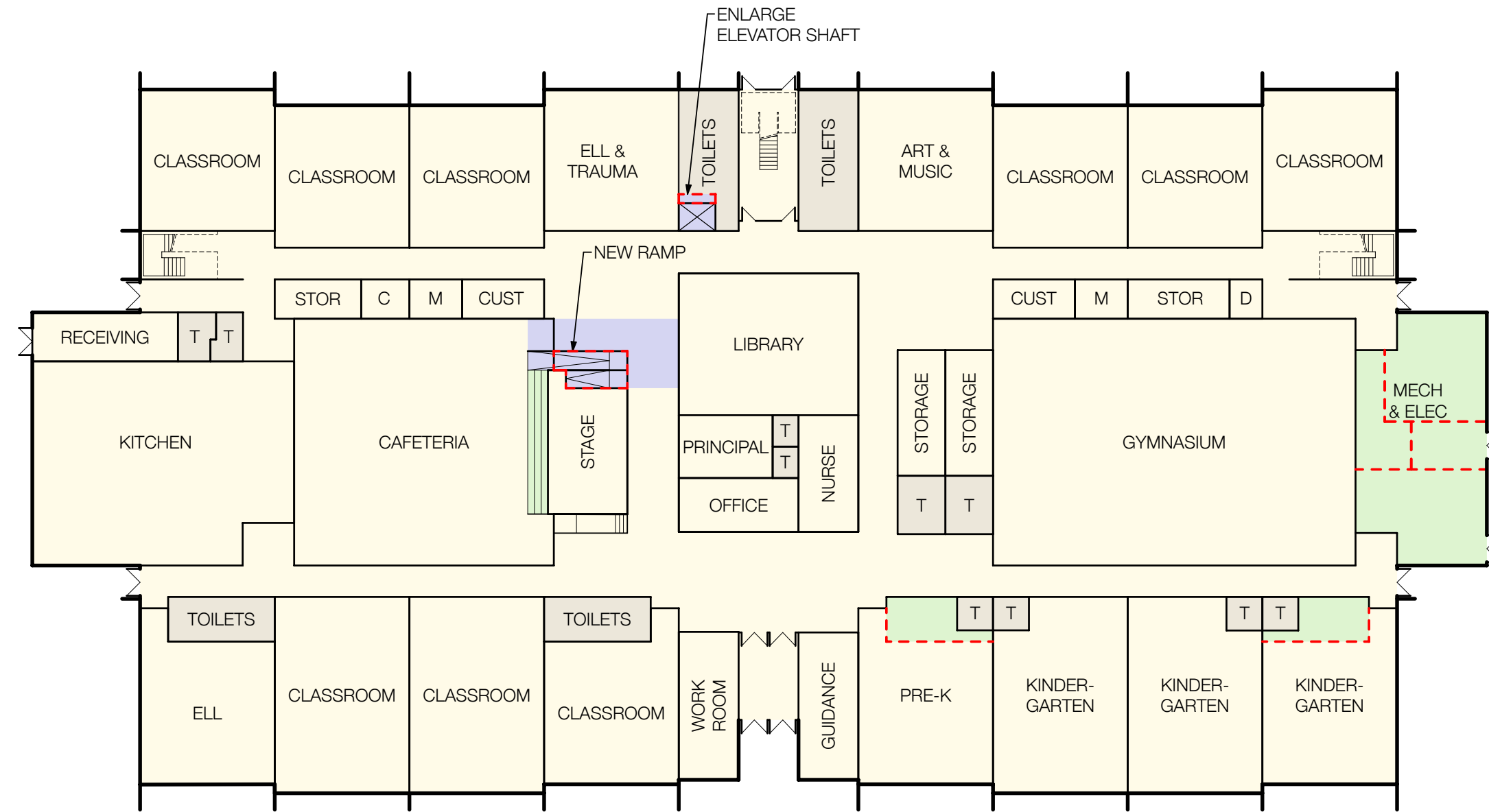
OPTION N
New Construction

Option R - Code Upgrades (MAAB/Repairs)

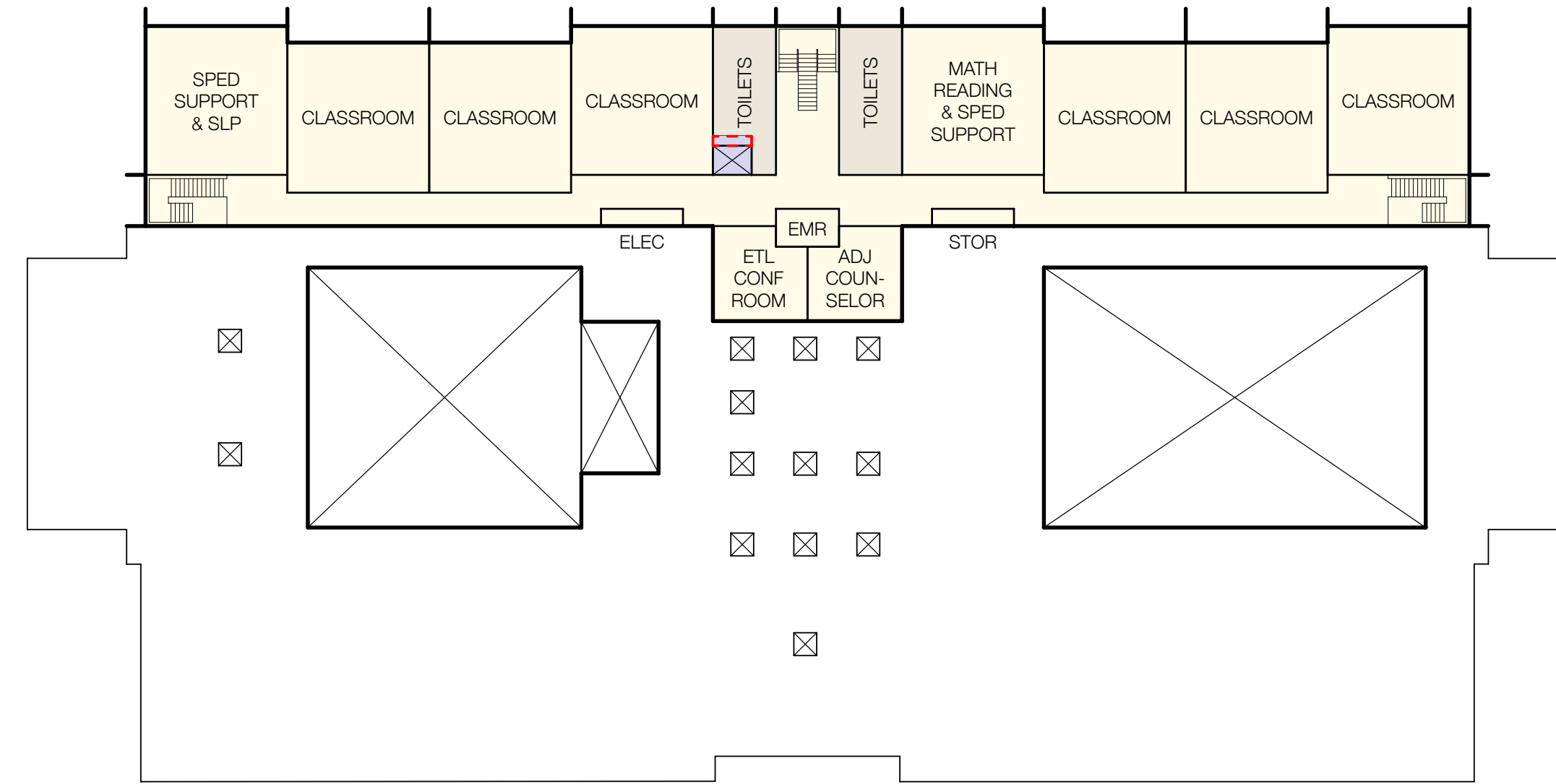
LEGEND

ADDITIVE SCOPE

- TOILET ROOM RENO (ALL NEW PLUMBING, TLT PARTITIONS, ACCESSORIES, ETC.)
- NEW MEPPp SYS, ACOUST. CEILING, CODE UPGRADES, WINDOWS, DOORS, & ENVELOPE REPAIRS
- INTERIOR RENOVATIONS (FINISHES, MILLWORK, ETC.)
- INTENSIVE INTERIOR CONSTRUCTION (DEMO, NEW PARTITIONS, OPENINGS)
- STRUCTURAL RE-FRAMING (COLUMNS, ROOF, FLOOR)
- BUILDING ADDITION
- BUILDING DEMOLITION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

MAAB & CODE UPGRADES

- Stage Ramp
- New Elevator
- Replace non-compliant door hardware
- Comprehensive signage
- Stair Modifications
- Toilet Rooms & Water Fountains
- Classroom Sinks
- MAAB Site Improvements

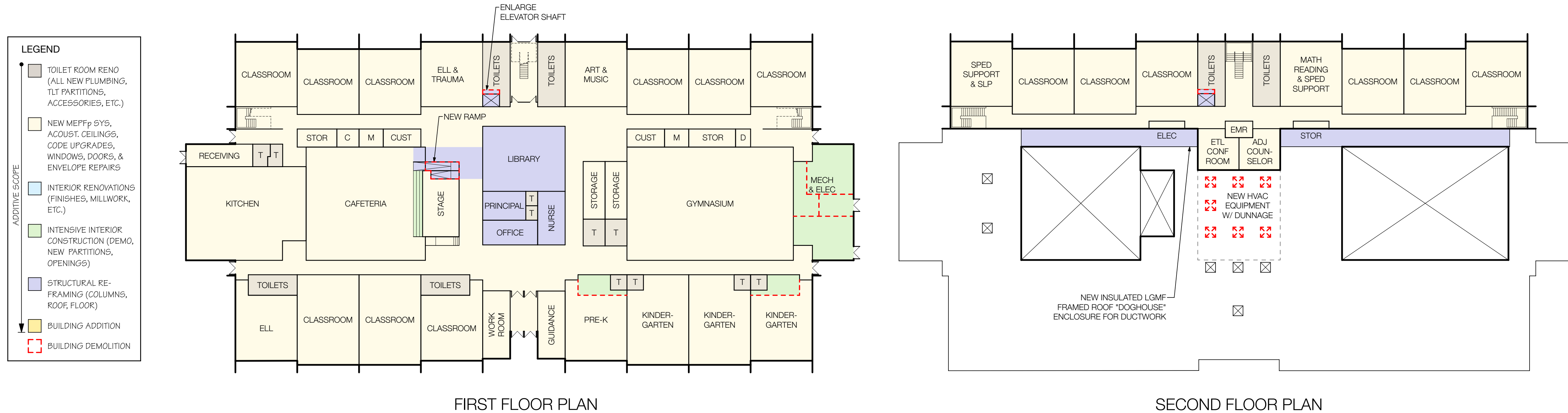
EXTERIOR / ENVELOPE REPAIRS

- New Exterior Windows
- Soffit Replacement *
- * No cement asbestos fascia replacement or repairs are included
- New Exterior Doors
- Repair & Paint CMU Fin Walls **
- ** No brick masonry repointing or repairs are included

BUILDING SYSTEMS REPAIRS

- Replace Unit Ventilators (no A/C)
- Sprinkler & Fire Alarm
- Power System (with Emergency Generator)
- Security System
- Lighting & Controls
- Data, Comms, Clocks & Public Address
- Limited Interior Construction
- Paint 50% of Building Interiors
- Acoustic Ceilings

Option R-AC - Code Upgrades with Air Conditioning



MAAB & CODE UPGRADES

- Includes all scope from Option R

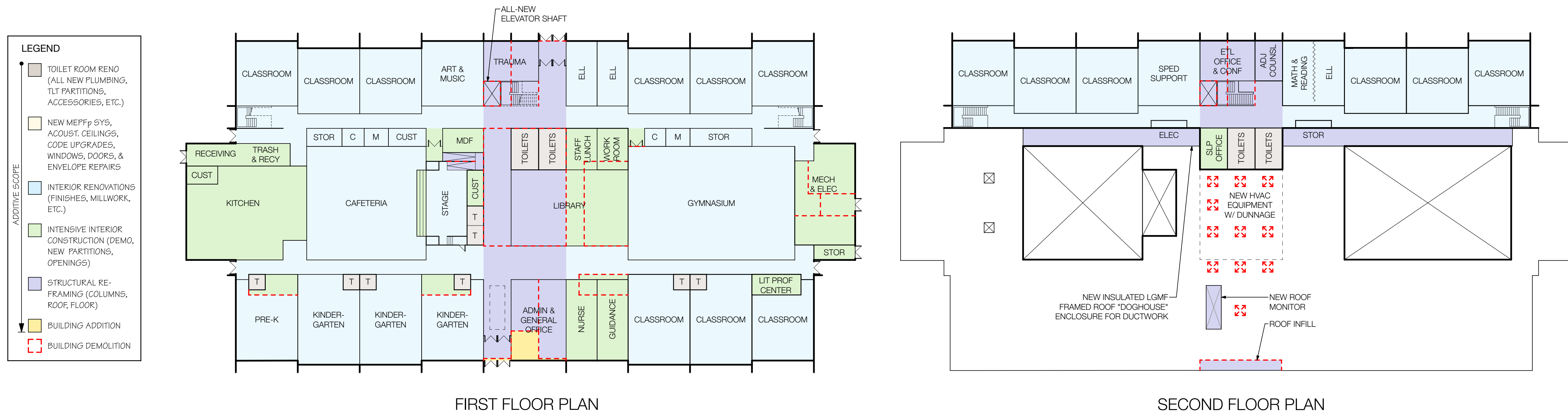
EXTERIOR / ENVELOPE REPAIRS

- Includes all scope from Option R

BUILDING SYSTEMS REPAIRS

- Includes all scope from Option R, except a VRF Air Conditioning system is provided in lieu of heat-only Unit Ventilators.

Options R1 & R-2 - Renovation with Air Conditioning



FIRST FLOOR PLAN

SECOND FLOOR PLAN

MAAB & CODE UPGRADES

- Includes all scope from Option R-AC

EXTERIOR / ENVELOPE REPAIRS

- Includes all scope from Option R-AC

BUILDING SYSTEMS REPAIRS

- Includes all scope from Option R-AC

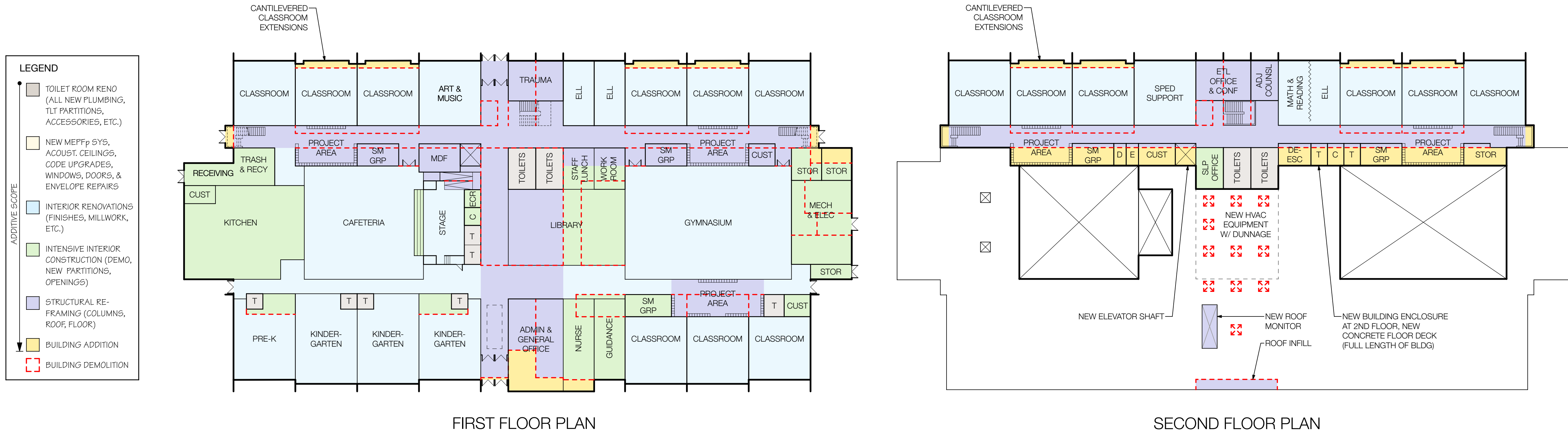
ADDITIONAL BUILDING IMPROVEMENTS

- Replace balance of door hardware to match new
- Paint all Interiors (remaining 50% of Building)
- Replace Exterior Asbestos Fascia
- Replace Interior Doors, Frames, Wire Glass
- Vinyl Asbestos Flooring HazMat removal
- Install new Linoleum Flooring throughout
- Administration offices relocate to building entrance

EDUCATIONAL IMPROVEMENTS

- Classroom reno w/ storage & de-escalation areas
- Enlarge Media Center to support STE/DL
- Create new SPED spaces windows and views
- New Markerboards & Tackboards
- Classroom Speech Reinforcement System
- New Appliances (Nurse, Staff Lunch)
- New Gym Equipment & Wall Pads

Option AR-1 - Minor Renovation / Addition



MAAB & CODE UPGRADES

- Includes all scope from Option R-AC

EXTERIOR / ENVELOPE REPAIRS

- Includes all scope from Option R-AC

BUILDING SYSTEMS REPAIRS

- Includes all scope from Option R-AC

ADDITIONAL BUILDING IMPROVEMENTS

- Includes all scope from Options R-1 & R-2

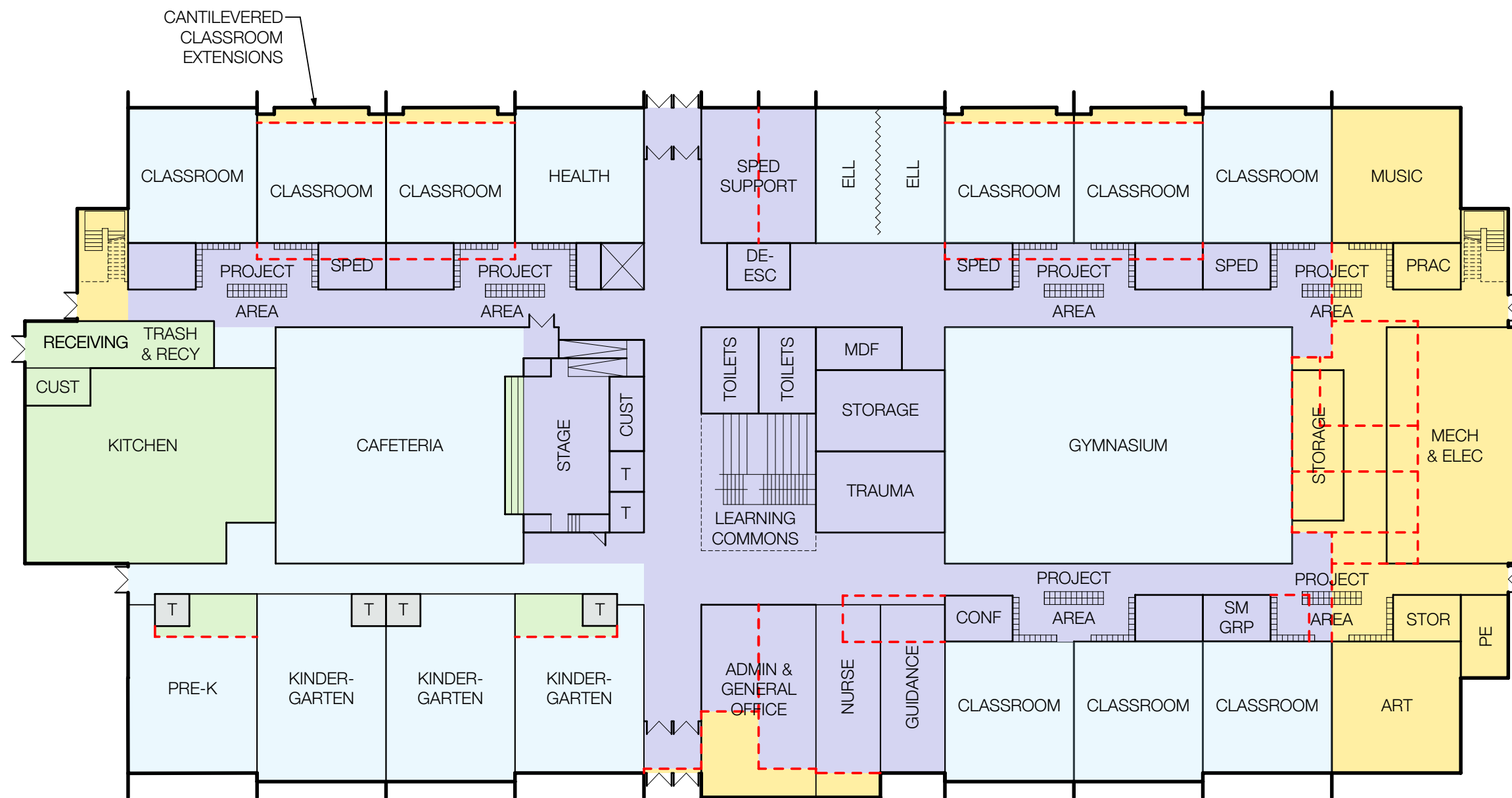
EDUCATIONAL IMPROVEMENTS

- Includes all scope from Options R-1 & R-2

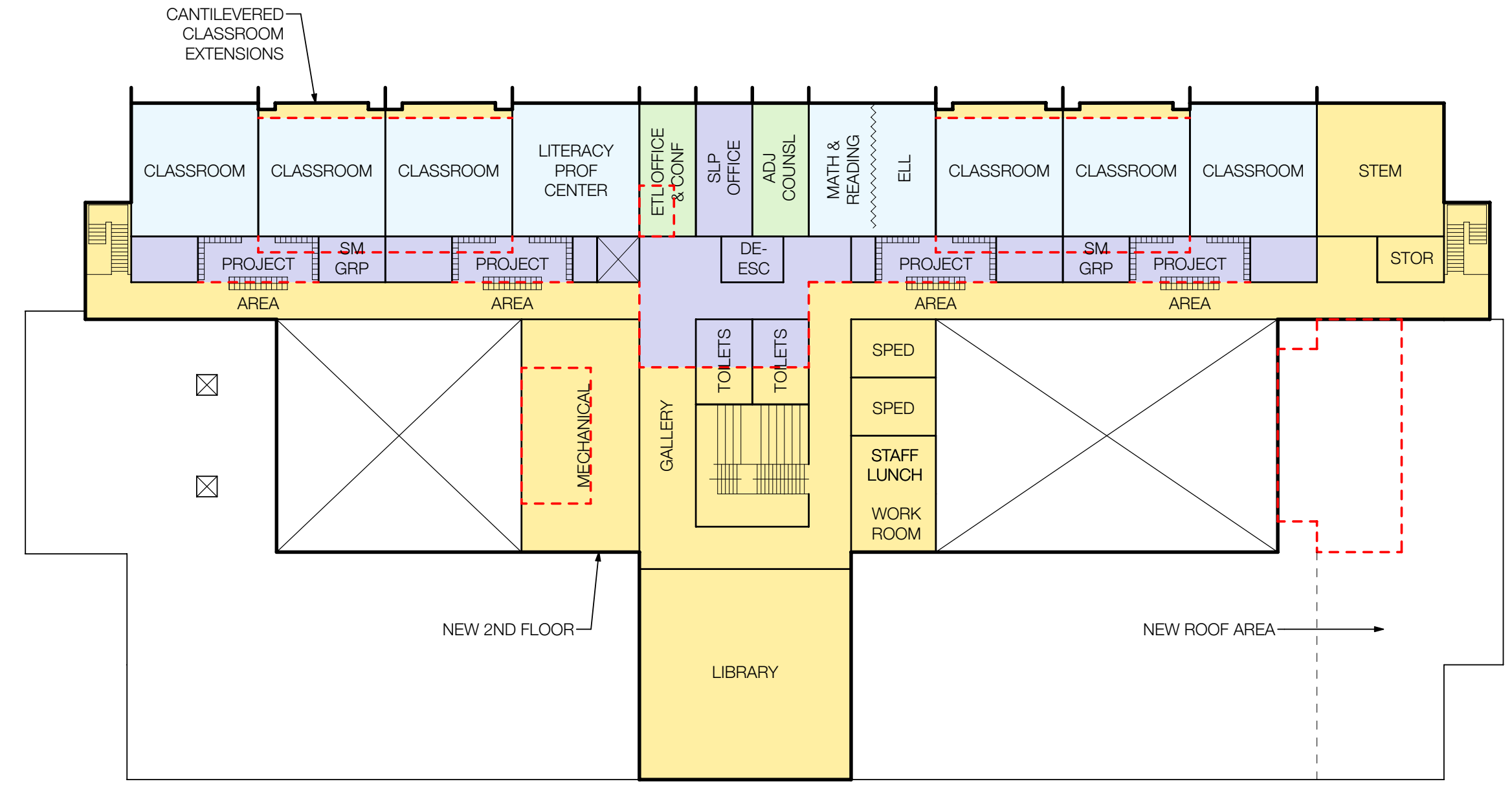
ADDITIONAL AR-1 SCOPE

Option AR-1 restructures the corridors and captures roof space to create interior educational space. Project Area "pods" accommodate small group instruction, break-out spaces, and student storage (lockers or cubbies) off the main corridors. Window extensions are added to the classrooms to maintain usable floor area due to the enlarged corridors.

Option AR-2 - Major Renovation / Addition



FIRST FLOOR PLAN



SECOND FLOOR PLAN

MAAB & CODE UPGRADES

- Includes all scope from Option R-AC

EXTERIOR / ENVELOPE REPAIRS

- Includes all scope from Option R-AC

BUILDING SYSTEMS REPAIRS

- Includes all scope from Option R-AC

ADDITIONAL BUILDING IMPROVEMENTS

- Includes all scope from Options R-1 & R-2

EDUCATIONAL IMPROVEMENTS

- Includes all scope from Options R-1 & R-2

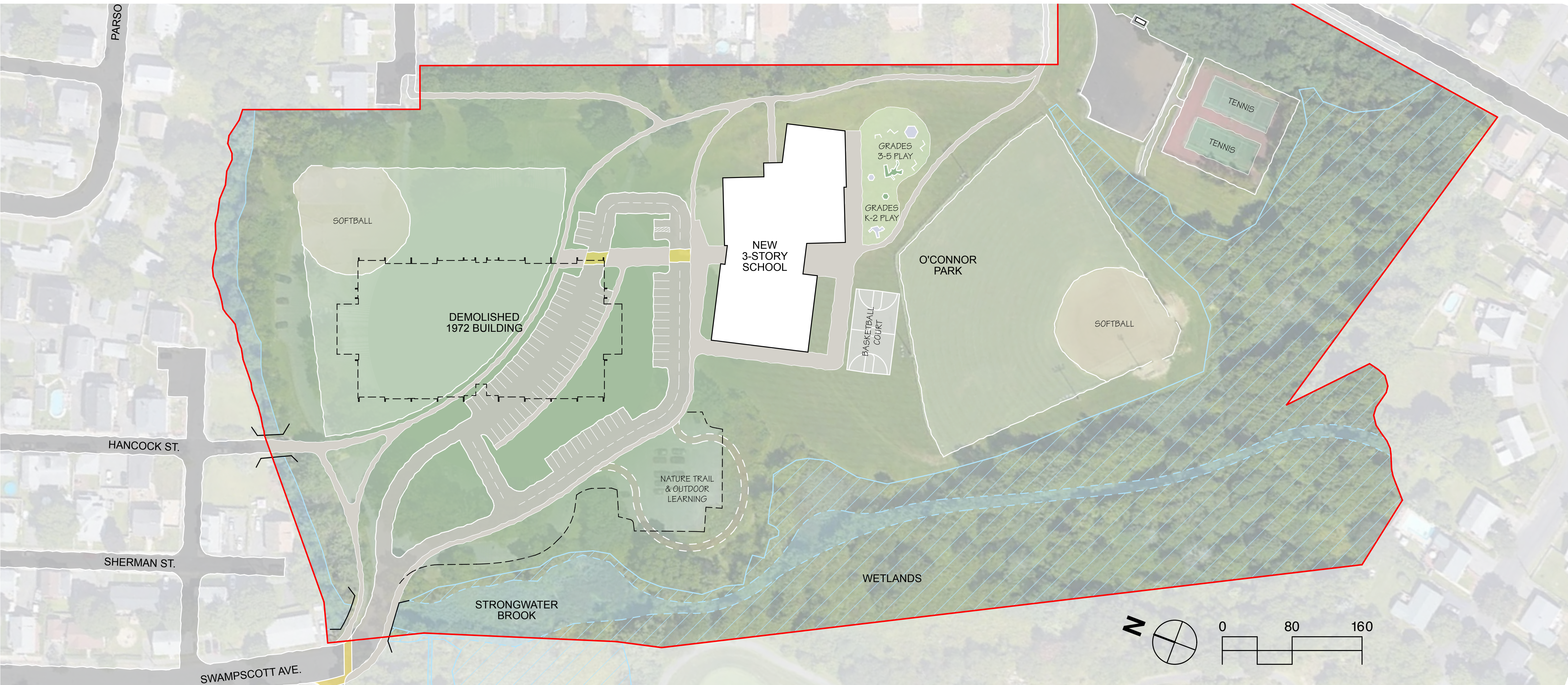
AR-1 SCOPE

- Includes all scope from Options AR-1

ADDITIONAL AR-2 SCOPE

Option AR-2 creates a 1-bay addition to the south of the building and a 2nd floor to the center bays of the building. The overall expansion includes (3) new classrooms, (1) Project Area per (2) classrooms, new 2-story Learning Commons / Media Center, dedicated Art & Music Classrooms, and additional SPED and small group spaces.

Option N - New Construction



Preliminary Evaluation of Alternatives

ALTERNATIVE	PROGRAM AREA	GROSS AREA	CONSTRUCTION COST	PROJECT COST	CONSTRUCTION DURATION
OPTION R Code Upgrades (no Air Conditioning)	39,511 NFA	58,600 GSF	\$17,951,149	\$23,257,610	24 months (2024-2025)
OPTION R-AC Code Upgrades w/ Air Conditioning	39,511 NFA	58,600 GSF	\$20,551,149	\$26,356,162	24 months (2024-2025)
OPTION R-1 Renovations w/ A/C (VRF System)	40,500 NFA	58,600 GSF	\$24,316,616	\$30,869,910	24 months (2024-2025)
OPTION R-2 Renovations w/ A/C (Unit Vent System)	40,500 NFA	58,600 GSF	\$24,702,175	\$31,329,401	24 months (2024-2025)
OPTION AR-1 Minor Renovation / Addition	44,300 NFA	61,700 GSF	\$26,764,685	\$33,971,148	24 months (2024-2025)
OPTION AR-2 Major Renovation / Addition	49,000 NFA	74,800 GSF	\$36,292,423	\$45,325,832	24 months (2024-2025)
OPTION N New Construction on Current Site	50,300 NFA	75,450 GSF	\$45,668,830	\$57,086,038	22 months (2024-2025)

- All options reflect CM @ Risk pricing
- Temporary swing space (on-site modulars) included for all options except New Construction

Upcoming MSBA Milestone Dates

- SBC Vote to Approve PDP December 10, 2020
- Submit Preliminary Design Program (PDP) December 18, 2020
- Community Meeting #2 February 2021
- SBC Vote to Approve PSR February 18, 2021
- Submit Preferred Schematic Report (PSR) February 24, 2021
- MSBA Facilities Assessment Subcommittee Mtg March 10 or 24, 2021
- MSBA Board of Directors Meeting for Approval to Begin Schematic Design April 14, 2021



5. Schedule Update

City of Peabody		Welch Elementary School Schedule PDP Submission				12/08/2020																		
ID	Task Name	Duration	Start	Finish	2020	Q1	Q2	Q3	Q4	2021	Q1	Q2	Q3	Q4	2022	Q1	Q2	Q3	Q4	2023	Q1	Q2	Q3	Q4
1	Module 2 - Forming the team	93 days	Mon 4/6/20	Wed 8/12/20																				
18																								
19	Module 3 - Feasibility Phase	177 days	Mon 8/10/20	Wed 4/14/21																				
20	PDP	95 days	Mon 8/10/20	Fri 12/18/20																				
21	Evaluation of existing Conditions	8 wks	Mon 8/10/20	Fri 10/2/20																				
22	Site Development	8 wks	Mon 8/24/20	Fri 10/16/20																				
23	Educational Programming	12 wks	Mon 9/7/20	Fri 11/27/20																				
24	Initial Space Summary	11 wks	Mon 9/7/20	Fri 11/20/20																				
25	Preliminary Evaluation of Alternat	11 wks	Mon 9/21/20	Fri 12/4/20																				
26	Community Meeting #1	1 day	Tue 12/1/20	Tue 12/1/20																				
27	SBC Vote to Approve PDP	1 day	Thu 12/10/20	Thu 12/10/20																				
28	Submit PDP to MSBA	1 day	Fri 12/18/20	Fri 12/18/20																				
29	PSR	92 days	Mon 12/7/20	Wed 4/14/21																				
30	Evaluation of Proposed Alternativ	7 wks	Mon 12/7/20	Fri 1/22/21																				
31	Preferred Solution	3 wks	Mon 1/25/21	Fri 2/12/21																				
32	Community Meeting #2	1 wk	Mon 2/15/21	Fri 2/19/21																				
33	SBC/SC Vote to Approve PSR	1 day	Thu 2/18/21	Thu 2/18/21																				
34	Submit PSR to MSBA	1 day	Wed 2/24/21	Wed 2/24/21																				
35	FAS Meeting	1 day	Wed 3/10/21	Wed 3/10/21																				
36	FAS Meeting (alternate date)	1 day	Wed 3/24/21	Wed 3/24/21																				
37	MSBA BOD Vote to Approve	0 days	Wed 4/14/21	Wed 4/14/21																				
38																								
39	Module 4 - Schematic Design	176 days	Thu 2/25/21	Thu 10/28/21																				
40	SD Submission Development	26 wks	Thu 2/25/21	Wed 8/25/21																				
41	Community Meeting #3	1 wk	Thu 8/26/21	Wed 9/1/21																				
42	SBC/SC Vote to Approve SD	1 wk	Thu 9/2/21	Wed 9/8/21																				
43	Submit SD to MSBA	1 day	Wed 9/8/21	Wed 9/8/21																				
44	MSBA BOD Vote to Approve	0 days	Wed 10/27/21	Wed 10/27/21																				
45	MSBA PS&B Agreement	1 day	Thu 10/28/21	Thu 10/28/21																				
46																								
47	Module 5 - Local Funding	140 days	Fri 10/29/21	Thu 5/12/22																				
48	City Council Approval for Final Fundi	8 wks	Fri 10/29/21	Thu 12/23/21																				
49	MSBA Project Funding Agreement	8 wks	Fri 12/24/21	Thu 2/17/22																				
50	Borrowing	12 wks	Fri 2/18/22	Thu 5/12/22																				
51																								

6. Budget Update

Project:

William A. Welch Elementary School



Project Details

DWMP Project No.	MP20	Project Type	Elementary School
Project Name	William A. Welch Elementary School	Scope Type	TBD
Project Address	50 Swampscott Ave. Peabody, MA 01960	MSBA Project?	Yes
Project Phase	Feasibility Study	MSBA Proj. No.	201802290027
Phase End-Date	01/27/2021	Enrollment	418
Phase % Complete	66%	Reimb. Rate	54.79%

Project Budget Summary

Budget Category	Orig. Budget	Transfers	Upd. Budget	Contract Amt.	% Committed	Expended	% Expended	Contract Remain'g	Bud. Balance
0000-0000 Feasibility Study Agreement									
0001-0000: OPM - Feasibility Study	\$275,000.00	\$0.00	\$275,000.00	\$275,000.00	100%	\$77,625.00	28%	\$197,375.00	\$0.00
0002-0000: A&E - Feasibility Study	\$500,000.00	\$0.00	\$500,000.00	\$500,000.00	100%	\$66,666.00	13%	\$433,334.00	\$0.00
0003-0000: Environmental & Site	\$203,000.00	\$0.00	\$203,000.00	\$113,971.00	56%	\$34,716.00	30%	\$79,255.00	\$89,029.00
0004-0000: Other	\$222,000.00	\$0.00	\$222,000.00		0%		0%	\$0.00	\$222,000.00
\$1,200,000.00	\$0.00	\$1,200,000.00	\$888,971.00		\$179,007.00		\$709,964.00	\$311,029.00	
0100-0000 Administration									
0101-0000: Legal Fees		\$0.00	\$0.00		0%		0%	\$0.00	\$0.00

7. Design Bid Build vs. Construction Manager at Risk Method Review

CONSTRUCTION DELIVERY METHOD

Design-Bid-Build

MGL Chapter 149

CM at Risk

MGL Chapter 149a

CONSTRUCTION DELIVERY METHOD

Owner's Requirements & Considerations

- Budget
- Design
- Schedule
- Risk assessment (Repair project, lack of swing space, impact to school)
- Owner's Expertise

CONSTRUCTION DELIVERY METHOD

Design-Bid-Build

You are purchasing a building in
accordance with plans and specifications

CONSTRUCTION DELIVERY METHOD

CM at Risk

You are hiring a professional service firm that manages the construction of buildings and provides input during design process

CONSTRUCTION DELIVERY METHOD

Design-Bid-Build: **Facts**

- Selection is bid/price based (Lowest bidder wins)
- Design is finished, then the bid to GC and subcontractors (After MSBA PFA)
- Traditional Massachusetts project delivery method
- Sealed bid, fixed price
- Contract value based on a “lump sum” amount
- “Closed book” construction budget accounting

PFA = Project Funding Agreement

CONSTRUCTION DELIVERY METHOD

CM at Risk: **Facts**

- Selection is qualifications *AND* cost based
- CM provides pre-construction (Prior to MSBA PFA) & construction services
- CM participates in the sub-contractor prequalification process
- Option for early release bid packages or “fast-track” schedules
- Contract value based on a “Guaranteed Maximum Price (GMP)”
- GMP Assembled with assumptions and allowances for phasing/logistics – Potential for additional reimbursement on unforeseen items
- “Open book” construction budget accounting

CONSTRUCTION DELIVERY METHOD

DBB: Advantages

- Familiar delivery method
- Simple procurement process to manage
- Lowest price proposed & accepted
- Simple accounting (GC/GR)

CONSTRUCTION DELIVERY METHOD

CMR: Advantages

- Qualifications based selection
- The builder assists with budgeting, logistics & constructability
- Schematic Design Estimate (reconciled) set budget (Prior to MSBA PFA)
- Fast track scheduling allows use of Early Release Packages (ERP)
- CM joins the “Team” during design phase and provides input as documents are developed
- Negotiations and “Team” atmosphere reduces likelihood of claims and schedule extension
- CM assumes risk for project cost and schedule

CONSTRUCTION DELIVERY METHOD

DBB: Disadvantages

- Linear process: may mean longer schedule durations
- Construction cost not known until bids received; may require re-design/re-bid
(AFTER PFA)
- GC project management, safety, and field supervision is minimal
- Increased probability of disputes/claims
- No GC input in design, planning, constructability or budgeting
- Full costs not realized until completion

CONSTRUCTION DELIVERY METHOD

CMR: Disadvantages

- Requires OPM/Design team to be familiar with GMP model
- Two-step procurement process takes time
- Additional CM costs related to preconstruction services

CONSTRUCTION DELIVERY METHOD

	DBB	CM-R
Fast track scheduling available		✓
Lowest theoretical cost	✓	
Flexibility to deal with unforeseen conditions		✓
Flexibility in occupied, multi-phased renovations		✓
Flexibility in Schedule driven, non-negotiable occupancy		✓
Builder selected on cost only	✓	
Builder selected on qualifications & cost		✓
Traditional, simple procurement	✓	
Requires no state pre-approval	✓	

Useful Links

<https://www.mass.gov/service-details/learn-about-cm-at-risk>

<https://www.mass.gov/doc/experience-of-massachusetts-public-agencies-with-construction-management-at-risk-under-mgl-c/download>

8. Public Comment

9. Next Meetings

- 1/7 at 9:30am**

10. Adjourn



Thank You

dw
DORE + WHITTIER