



ARROWSTREET

ELEMENTARY SCHOOL PROJECT

SCHOOL BUILDING COMMITTEE MEETING

MEDFIELD, MA
18 AUGUST 2021

PREPARED FOR
 MEDFIELD PUBLIC SCHOOLS



AGENDA /

1 INTERIOR RENDERINGS

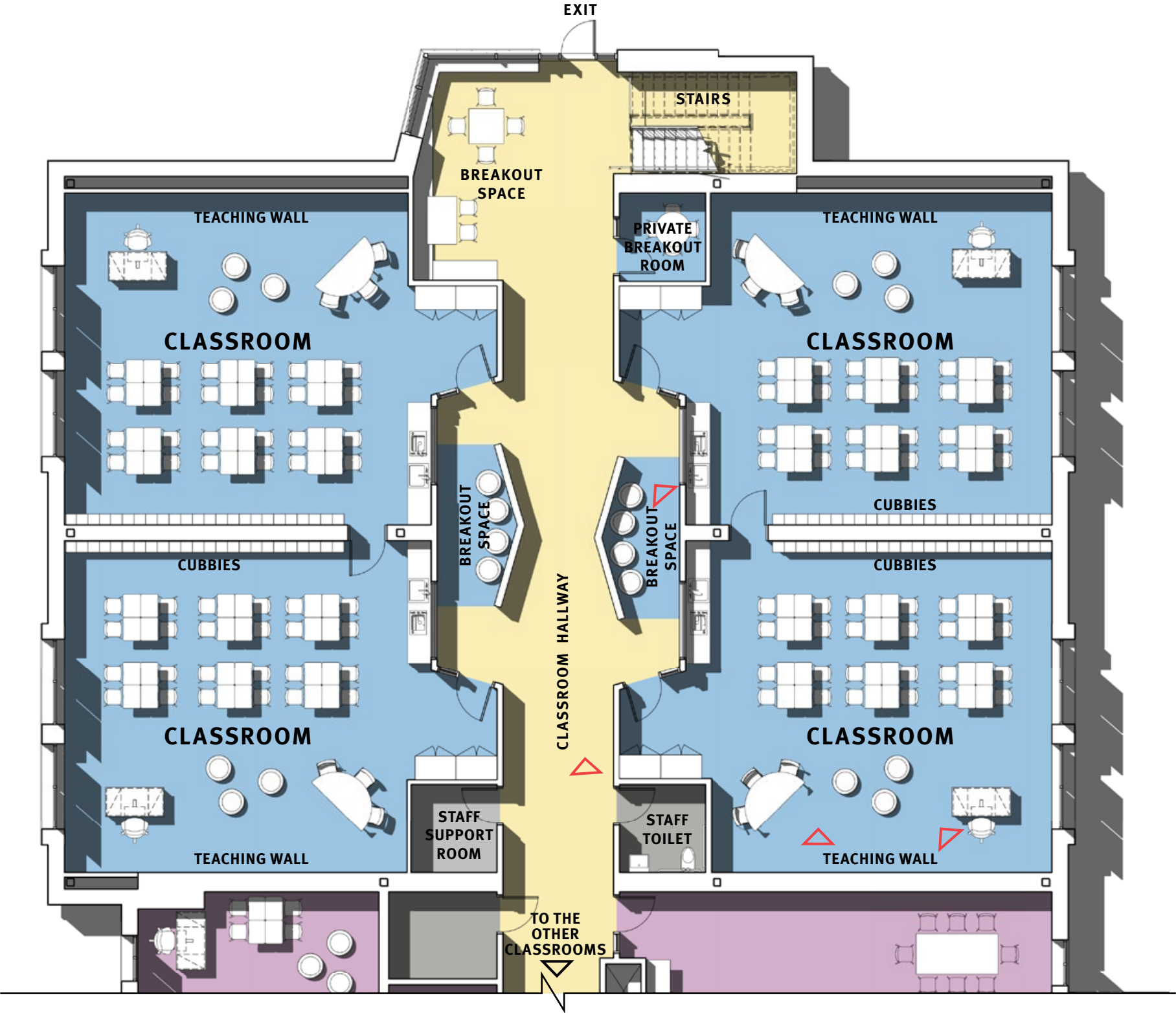
- » CLASSROOM HALLWAY
- » CLASSROOMS

2 PROJECT BUDGET

3 NEXT STEPS

INTERIOR RENDERINGS

CLASSROOM FLOOR PLAN



CLASSROOM HALLWAY



CLASSROOM HALLWAY - ALTERNATE



CLASSROOM HALLWAY



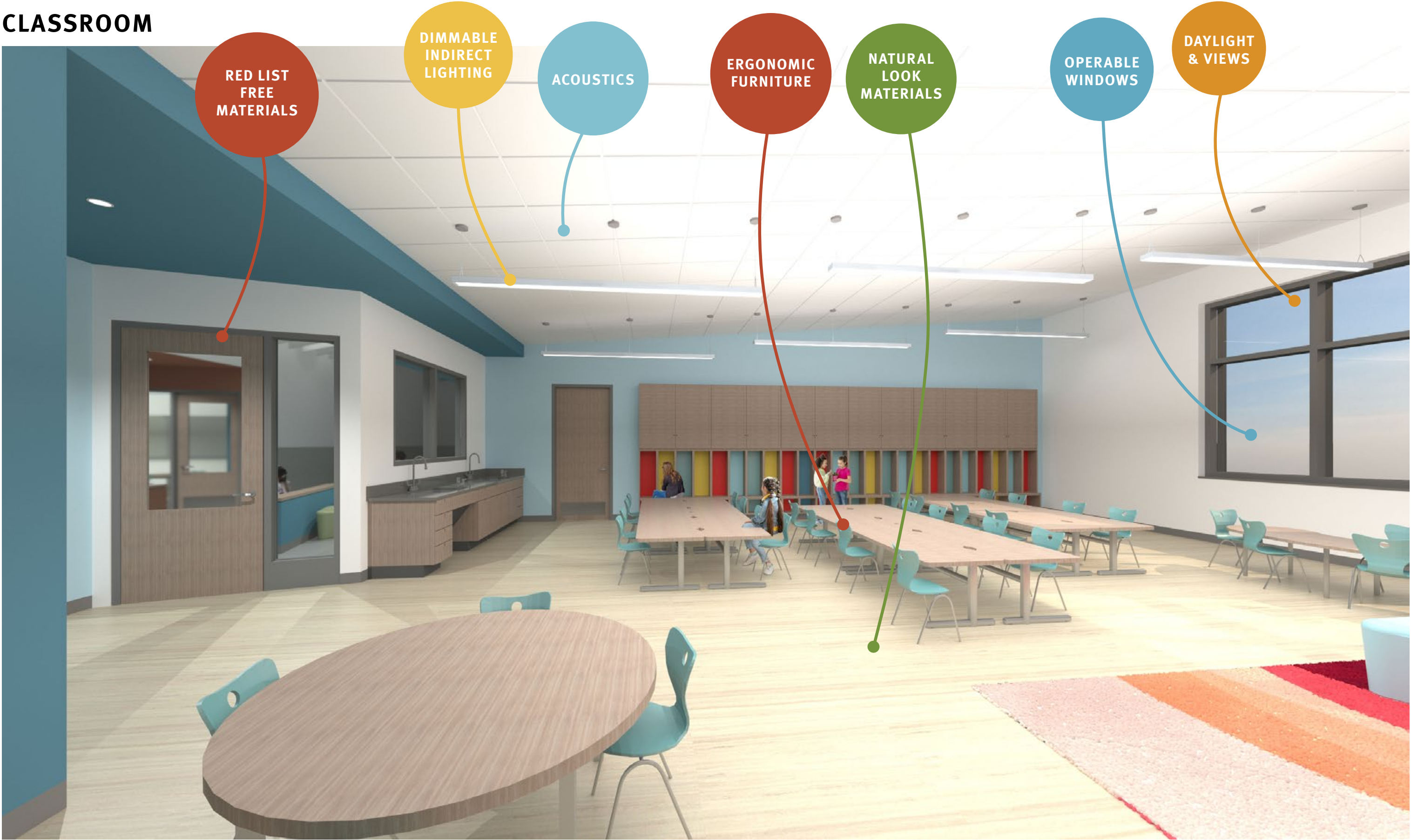
CLASSROOM HALLWAY - ALTERNATE



CLASSROOM



CLASSROOM



PROJECT BUDGET



MSBA Changes in Grant Cap Space

- Effective for Districts receiving approval of Project Scope and Budget after June 1, 2021
- Changes in Caps for eligibility and reimbursement have evolved from MSBA's continuous monitoring of the dedicated sales tax revenue, increases in construction costs and the growth in the need for funding assistance in all Districts in the Commonwealth
- Goals are for
 - To provide more consistent distribution of the limited grant funds
 - To maximize the amount of funding that can be awarded and distributed within the established Grant Cap limitations
 - To allow reallocation of unused grant funds to line items that will benefit Districts



MSBA Changes to Caps for Eligibility and Reimbursement

- Consultant Services, Owner's Project Management and Designer
 - Since 2009, caps for OPM – 3.5% and Designer 10% of total construction costs
 - New Caps - 3.5% and Designer 10% up to \$500/SF of construction costs
- Owner's Contingency
 - Past Average Cap – 2%
 - New Cap – 0.5%
- Demolition and Abatement
 - Past – No Defined Limit
 - New Cap Requires Additional Research and Has Not Yet Been Set
- Construction Cost Cap
 - Past Cap - \$333/SF
 - New Cap - \$360/SF



Total Project Budget

- MSBA Form 3011 Template (7/28/21)
- Formulaic Process for Eligibility and Reimbursement
- Recent Changes in Current Grant Caps And Establishment of New Caps

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant¹	Estimated Maximum Total Facilities Grant¹
Feasibility Study Agreement				
OPM Feasibility Study	\$270,927	\$0	\$270,927	
A&E Feasibility Study	\$620,000	\$0	\$620,000	
Environmental & Site	\$100,926	\$0	\$100,926	
Other	\$8,147	\$0	\$8,147	
Feasibility Study Agreement Subtotal	\$1,000,000	\$0	\$1,000,000	\$434,200
Administration				
Legal Fees	\$0	\$0	\$0	\$0
Owner's Project Manager				
Design Development	\$216,820	\$0	\$216,820	
Construction Contract Documents	\$315,200	\$113,692	\$201,508	
Bidding	\$98,440	\$0	\$98,440	
Construction Contract Administration	\$1,648,160	\$946,305	\$701,855	
Closeout	\$187,440	\$0	\$187,440	
Extra Services	\$0	\$0	\$0	
Reimbursable & Other Services	\$50,000	\$0	\$50,000	
Cost Estimates	\$65,000	\$0	\$65,000	
Advertising	\$25,000	\$0	\$25,000	
Permitting	\$0	\$0	\$0	
Owner's Insurance	\$0	\$0	\$0	
Other Administrative Costs	\$100,000	\$0	\$100,000	
Administration Subtotal	\$2,706,060	\$1,059,997	\$1,646,063	\$714,721
Architecture and Engineering				
Basic Services				
Design Development	\$1,476,410	\$0	\$1,476,410	
Construction Contract Documents	\$2,362,260	\$271,069	\$2,091,191	
Bidding	\$354,340	\$0	\$354,340	
Construction Contract Administration	\$1,476,410	\$1,463,181	\$13,229	
Closeout	\$236,230	\$0	\$236,230	
Other Basic Services	\$0	\$0	\$0	
Basic Services Subtotal	\$5,905,650	\$1,734,250	\$4,171,400	
Reimbursable Services				
Construction Testing	\$0	\$0	\$0	
Printing (over minimum)	\$10,000	\$0	\$10,000	
Other Reimbursable Costs	\$250,000	\$0	\$250,000	
Hazardous Materials	\$0	\$0	\$0	
Geotechnical & Geo-Environmental	\$399,000	\$0	\$399,000	
Site Survey	\$23,000	\$0	\$23,000	
Wetlands	\$0	\$0	\$0	
Traffic Studies	\$43,000	\$0	\$43,000	
Architectural/Engineering Subtotal	\$6,630,650	\$1,734,250	\$4,896,400	\$2,126,017
CM at Risk Preconstruction Services				
Pre-Construction Services	\$225,000	\$0	\$225,000	\$97,695
Site Acquisition				
Land / Building Purchase	\$0	\$0	\$0	
Appraisal Fees	\$0	\$0	\$0	
Recording fees	\$0	\$0	\$0	
Site Acquisition Subtotal	\$0	\$0	\$0	\$0
Construction Costs				
SUBSTRUCTURE				
Foundations	\$1,534,738			
Lowest Floor	\$1,862,732			
SHELL				
Super Structure	\$1,379,869			
Exterior Closure	\$2,921,490			
Exterior Walls	\$4,475,452			
Exterior Windows	\$1,239,000			
Exterior Doors	\$103,198			
Roofing	\$2,085,770			
INTERIORS				
Interior Construction	\$4,487,615			
Staircases	\$324,639			
Interior Finishes	\$2,389,203			
SERVICES				
Conveying Systems	\$150,000			
Plumbing	\$1,738,760			
HVAC	\$7,571,503			
Fire Protection	\$555,807			
Electrical	\$3,456,799			
EQUIPMENT & FURNISHINGS				
Equipment	\$648,880			
Furnishings	\$949,600			
SPECIAL CONSTRUCTION & DEMOLITION				
Special Construction	\$0			
Existing Building Demolition	\$0	\$0		
In-Building Hazardous Material Abatement	\$0	\$0		
Asbestos Containing Floor Material Abatement	\$0	\$0		

Soft Cost Reimbursement				
Category	Estimated Budget	Excluded	Eligible Soft Costs	
Administration -	\$2,985,134	\$1,059,997	\$1,925,137	
A/E Services -	\$7,351,576	\$1,734,250	\$5,617,326	
Site Acquisition - Ineligible, therefore not included in calculation				
Miscellaneous Project Costs -	\$450,000	\$150,000	\$300,000	
FFE -	\$1,840,000	\$460,000	\$1,380,000	
Owners Contingency - Not included in this calculation				
Total Eligible Soft Costs =			\$9,222,463	

Construction Costs associated with Soft Cost Cap Calculation				
Category	Estimated Budget			
CM Preconstruction services -	\$225,000			
Construction Cost -	\$64,525,190			
Construction Contingency - Not included in this calculation				
Total Construction Cost -	\$64,750,190			
Soft Cost Allowance -	20%			
Reimbursable Soft Cost -	\$12,950,038			
Eligible minus Reimbursable =	-\$3,727,575 If >0 enter into Cell C117			
-If Eligible minus Reimbursable is negative; OK.				
-If Eligible minus Reimbursable is positive enter value into "Soft Costs that exceed 20% of Construction Cost"				

Scope Excluded OPM & Designer Costs associated with Scope Excluded Building Cost:				
Scope Excluded Aud/Gym (gsf)		3,380	(3.5300%)	
Total (gsf)		95,828		
Estimated Budget		Excluded (%)	Scope Excluded costs	
OPM Basic Services	\$2,736,987	3.5300%	\$96,616	
Designer Basic Services	\$6,525,650	3.5300%	\$230,355	

Scope Excluded OPM & Designer Costs associated with Scope Excluded Site:				
Scope Excluded Direct Construction cost (\$)		\$300,000	(0.6239%)	
Total Direct Construction Costs (\$)		\$48,084,733		
Estimated Budget		Excluded (%)	Scope Excluded costs	
OPM Basic Services	\$2,736,987	0.6239%	\$17,076	
Designer Basic Services	\$6,525,650	0.6239%	\$40,713	
Total Scope Excluded OPM Fees (\$):			\$113,692 Enter in Cell C13	
Total Scope Excluded Designer Fees (\$):			\$271,069 Enter in Cell C28	

Ineligible Fees associated with OPM (3.5%) & Designer (10%) fees Caps				
Upper Limit	\$47,914,000	\$5,828	\$500 isf	
Construction Budget	\$64,525,190			
Basis of OPM & Designer Fee Caps		\$47,914,000		
OPM Services Est. Budget		Ineligible Costs	Eligible Costs	
Basic Services	\$2,736,987	\$1,059,997	\$1,676,990	OPM Value @ 3.50% Value > 3.5% \$0
Extra Services	\$123,147	\$0	\$123,147	If >0 enter into Cell C15
Designer Serv. Est. Budget		Ineligible Costs	Eligible Costs	Designer Val. @ 10.00% Value > 10% \$0
Basic Services	\$6,525,650	\$1,734,250	\$4,791,400	\$0
Extra Services	\$825,926	\$0	\$825,926	If >0 enter into Cell C30

Ineligible Building Area:	Ineligible nsf	Ineligible Aud/PE gsf	Other Ineligible gsf	Est'd District Cost
Core Academic			0	\$0
SPED			0	\$0
Art & Music			0	\$0
Voc & Tech			0	\$0
Chapter 74 CTE			0	\$0
Health & PE	2,253	3380		\$2,275,889
Media Center			0	\$0
Aud/Drama		0		\$0
Dining & Food	169		254	\$171,028
Medical			0	\$0
Admin & Guide			0	\$0
Custodial & Maint.			0	\$0
Other			0	\$0
Total		3380	254	
Grossing Factor	1.50	Enter Grossing Factor from signed space summary		

Mark Up Ratio			
Construction Budget	\$64,525,190	1.341905964	= Mark Up Ratio
Construction Trades Subtotal	\$48,084,733		

Demolition and Abatement Costs	
Total Demolition and Abatement Costs	\$0
Ineligible Demolition and Abatement Costs	\$0



- District Reimbursement Rate is 43.42% of eligible costs

- Actualized Probable Percentage of Reimbursement is 22.60% to 23.11% based on new Grant Caps

Other Hazardous Material Abatement	\$0	\$0		
BUILDING SITEWORK				
Site Preparation	\$1,804,820	\$0		
Site Improvements	\$3,953,420	\$0		
Site Civil / Mechanical Utilities	\$3,304,748	\$0		
Site Electrical Utilities	\$846,690	\$0		
Other Site Construction	\$300,000	\$0		
Site Cost over Allowance		\$7,179,674		
Construction Trades Subtotal	\$48,084,733	\$7,179,674		
Contingencies (Design and Pricing)	\$4,808,473	\$717,967		
Sub-Contractor Bonds	\$417,147	\$62,285		
D/B/B Insurance	\$0	\$0		
General Conditions & General Requirements	\$5,512,784	\$823,130		
D/B/B Overhead & Profit	\$0	\$0		
GMP Insurance	\$611,816	\$91,352		
GMP Fee	\$1,251,441	\$186,856		
GMP Contingency	\$1,112,392	\$166,095		
Escalation to Mid-Point of Construction	\$2,726,404	\$407,087		
Construction Cost over Funding Cap		\$21,700,903		
Construction Budget	\$64,525,190	\$31,335,350	\$33,189,840	\$14,411,028
Alternates				
Ineligible Work Included in the Base Project	\$0	\$0	\$0	
Alternates Included in the Total Project Budget	\$0	\$0	\$0	
Alternates Excluded from the Total Project Budget	\$0	\$0	\$0	
Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	
Miscellaneous Project Costs				
Utility Company Fees	\$100,000	\$0	\$100,000	
Testing Services	\$200,000	\$0	\$200,000	
Swing Space / Modulars	\$0	\$0	\$0	
Other Project Costs (Mailing & Moving)	\$150,000	\$150,000	\$0	
Misc. Project Costs Subtotal	\$450,000	\$150,000	\$300,000	\$130,260
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	\$920,000	\$230,000	\$690,000	
Technology	\$920,000	\$230,000	\$690,000	
FF&E Subtotal	\$1,840,000	\$460,000	\$1,380,000	\$599,196
Soft Costs that exceed 20% of Construction Cost			\$0	
Project Budget	\$77,376,900	\$34,739,597	\$42,637,303	\$18,513,117

Board Authorization		39.84	Reimbursement Rate Before Incentive Points
Design Enrollment	575	3.58	Total Incentive Points
Total Building Gross Floor Area (GSF)	95,828	43.42%	MSBA Reimbursement Rate
Total Project Budget (excluding Contingencies)	\$77,376,900		
Scope Items Excluded or Otherwise Ineligible	- \$34,739,597		
Third Party Funding (Ineligible)	- \$0		
Estimated Basis of Maximum Total Facilities Grant ¹	\$42,637,303		
Reimbursement Rate ¹	43.42%		
Est. Max. Total Facilities Grant (before recovery) ¹	\$18,513,117		
Cost Recovery ²	- \$4,324		
Estimated Maximum Total Facilities Grant ¹	\$18,508,793		
Construction Contingency ³	\$3,226,260		
Ineligible Construction Contingency ³	\$2,581,008		
"Potentially Eligible" Construction Contingency ³	\$645,252		
Owner's Contingency ³	\$1,290,504		
Ineligible Owner's Contingency ³	\$967,878		
"Potentially Eligible" Owner's Contingency ³	\$322,626		
Total Potentially Eligible Contingency ³	\$967,878		
Reimbursement Rate	43.42%		
Potential Additional Contingency Grant Funds ³	\$420,253		
Maximum Total Facilities Grant	\$18,929,046		
Total Project Budget	\$81,893,663		
Probable Town Share	\$63,384,870	23%	
	\$62,964,617	if maximum eligible contingencies reimbursement is realized	

NOTES
This template was prepared by the MSBA as a tool to assist Districts and consultants in understanding MSBA policies and practices regarding potential impact on the MSBA's calculation of a potential Basis of Total Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations which the MSBA may use in determining whether items are eligible for reimbursement by the MSBA. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimates generated by the District using this template.

1 - The Estimated Basis of Total Facilities Grant and Estimated Maximum Facilities Grant amounts do not include any potentially eligible contingency funds and are subject to review and audit by the MSBA.

2 - Costs associated with the commissioning of ineligible square footage is estimated to result in the recovery of a portion of the overall commissioning cost. The OPM has estimated this recovery of funds to be \$ _____. The proposed demolition of the _____ School is expected to result in the MSBA recovering a portion of state funds previously paid to the District for the _____ project at the existing facilities completed in _____. The MSBA will perform an independent analysis based on a review of its records and information and estimates provided by the District for the proposed school project that may or may not agree with the estimated cost recovery generated by the District and its consultants using this template.

3 - Pursuant to Section 3.21 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.

Eligible Demolition and Abatement Costs	\$0			
Marked Up Eligible Costs	\$0			
Site Costs Beyond (8%) of Building Costs				
Direct Building Cost		Total Direct Site Costs	\$10,209,678	Marked Up
\$37,875,055		Scope Excluded Costs	\$0	\$0
Potentially Eligible Site Costs		Potentially Eligible Site Cost	-\$3,030,004	
\$3,030,004		Ineligible Site Costs	\$7,179,674	\$9,634,447
		Site Costs beyond Funding Limit	\$0	If > 0 enter value into Cell C87
Construction Costs and Funding Cap		Ineligible Cost Breakdown		
Total Building Area	95,828	Scope Excluded Site Work		
Ineligible Excess Auditorium & PE Space	-3,380	Site Cost beyond Funding Limit		\$9,6
Other Ineligible Building Areas	-254	Ineligible Demo & Abatement:		
Eligible Building GSF	92,194	Scope Excluded Aud/PE Area:		\$2.2
Reimbursable Construction Cost Limit	\$360	Other Ineligible Building Areas:		\$1
Eligible Building Costs	\$33,189,840	Construction Cost over Funding Cap:		\$19.2
Eligible Demolition & Abatement Costs	+ \$0			
Basis of Construction Costs	\$33,189,840	Construction Cost Breakdown		
Construction Budget	\$64,525,190	Total Construction Cost (\$/sf)		\$
Basis of Construction Costs	-\$33,189,840	Reimbursable Construction Cost (\$/sf)		\$
Ineligible Construction Costs	\$31,335,350	Marked-Up Building Costs:		\$
Construction Cost over Funding Cap	\$0	Marked-Up Site, Building Takedown & Haz Mat:		\$
If > 0 enter value into Cell C99		Direct Building Cost (\$/sf)		\$
FFE Reimbursement				
Enrollment:	575			
Funding Limit	Reimbursable Amt	Est'd Budget	Ineligible	
\$1,200/student	\$690,000	\$920,000	\$230,000	If >0 enter in Cell C113
\$1,200/student	\$690,000	\$920,000	\$230,000	If >0 enter in Cell C114
Incentive Points				
1.58	(0-2) Maintenance			
0.00	(0-6) Newly Formed Regional School District			
0.00	(0-5) Major Reconstruction or Reno/Reuse type in rounded to 2 decimal places			
#DIV/0!	0 gsf	Renovated or Existing to Remain		If G116 > 0 enter value into Cell F115
0 gsf	0 gsf	Total at Conclusion of Project		
0.00	(0-1) Overlay Zoning 40R and 40S			
0.00	(0-0.5) Overlay Zoning 100 units or 50% of units 1, 2, or 3 family structures			
2.00	(0-2) Energy Efficiency - "Green Schools"			
3.58	Total Incentive Points			*Eligible Construction Contingency: 1.00%

Prior Project Costs:	\$0	Building GSF:	95,828
Cx Cost Recovery:	\$4,324	Cx Fee per GSF:	\$1.19
Total Cost Recovery:	\$4,324	Ineligible GSF:	3,634
	If >0 enter in Cell B129	Cx Cost Recovery:	\$4,324
Project ID Number:		Commissioning Fee Schedule	
Prior Project Total Grant:			
Propose School Opens			
Substantial Completion			
Beneficial use (yrs):	0.00		
Unused Years	20.00		
Unused Years as % of 20:	100.00%		
Cost Recovery:	\$0		



Proposed Total Project Budget for the New Medfield Elementary School

■ Preconstruction Services	\$ 225,000
■ Construction Costs	\$64,535,190
■ Miscellaneous Project Costs	
○ Utility Company Fees Allowance	\$ 100,000
○ Testing Services Allowance	\$ 200,000
○ Moving & Other Project Costs Allowance	\$ 150,000
■ Furnishings, Fixtures & Equipment	
○ FF&E	\$ 920,000
○ Technology	\$ 920,000
■ Contingencies	
○ Owner's Contingency	\$ 1,290,504
○ Construction Contingency	\$ 3,266,260



Proposed Total Project Budget for the New Medfield Elementary School

▪ Feasibility Study/ Schematic Design	\$ 1,000,000
▪ Owner's Project Manager	\$ 2,466,060
▪ Owner Services (included as needed)	\$ 240,000
○ Reimbursables & Other Services Allowance	\$ 50,000
○ Optional 3 rd Party Estimate at DD Allowance	\$ 65,000
○ Advertising & Printing Services Allowance	\$ 25,000
○ Other Administrative Costs Allowance	\$ 100,000
▪ Architecture & Engineering (including allowances below)	\$ 6,630,650
○ Printing Allowance	\$ 10,000
○ Other Reimbursable Costs Allowance	\$ 250,000
○ Geotechnical & Geo-Environmental Allowance	\$ 399,000
○ Site Survey Allowance	\$ 23,000
○ Traffic Studies Allowance	\$ 43,000



Proposed Total Project Budget for the New Medfield Elementary School

▪ Total Project Budget (excluding Contingencies)	\$77,376,900
▪ Estimated Maximum Total Facilities Grant	\$18,508,793
▪ Probable Town Share (excluding usage of Contingencies)	\$58,868,107
▪ Total Project Budget (with Contingencies)	\$81,893,663
▪ Maximum Total Facilities Grant	\$18,929,046
▪ Town Share (with full use of eligible Contingencies) 23.11%	\$62,964,517

NEXT STEPS

NEXT STEPS

Community Conversations: August 25

Community Forums: September and October

August 18-27	Design Team and Leftfield finalizes SD document
August 25	Leftfield submits Project Budget to MSBA
August 27	SBC receives Final SD documents
September 1	<u>SBC Meeting:</u> <ul style="list-style-type: none">› Review Debt Service› Votes on Final SD documents for submission to MSBA
September 8	Leftfield submits SD documents to MSBA

QUESTIONS AND COMMENTS

YOUR FEEDBACK & FOLLOW US

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