



OPM STATUS REPORT



PROJECT: Northeast Metro Tech HS, Wakefield

DATE: August 13, 2020

Architect	Drummeys Rosane Anderson (DRA)	Project Phase	Feasibility Study
Facility Type	High School (Grades 9-12)	Current MSBA Phase	Module #3, PDP portion
Construction Type	TBD	MSBA Board Vote	Targeting February 2020 Approval to Proceed to Schematic Design
Building Size	TBD, Preliminary options range from 322,000 – 416,000 SF	MSBA Funding (% of eligible costs)	Currently 63.34% of eligible costs <i>(does not include incentive points)</i>
Enrollment Projection	TBD (1250 – 1722 students)	Construction Method	TBD

General Status Update:

The project is progressing through the Feasibility Study phase (MSBA Module #3). The Feasibility Study phase consists of two major submissions to the MSBA. The Preliminary Design Program (PDP) and the Preferred Schematic Report (PSR). The goal of the Feasibility Study is to have project stakeholders identify key project goals, in part, by developing an educational plan and a series of renovation and or new construction options until a final preferred option is identified.

The Feasibility Study concludes with the School Building Committee voting on a single preferred construction/student enrollment option being forwarded to MSBA Board of Directors for approval. The MSBA requires that all potential construction options are evaluated including renovating the existing school to code, addition/renovation, and new construction. Options will be evaluated not only based on price, but also on their ability to satisfy the District's Educational Plan. DRA, the project Designer, is reviewing five student enrollment options for each construction option as follows: 1250, 1400, 1600, 1660, and 1722 students.

Preliminary Design Program (PDP) Progress Update:

The PDP has been in development by the project team since DRA was hired in early 2020 and will be submitted to the MSBA on 8/14/2020 (pending approval at the 8/13/2020 SBC meeting). Per the requirements outlined in the MSBA Module 3 guidelines, the PDP contains the following sections:

- Introduction & Background
- Educational Program
- Initial Space Summary
- Evaluation of Existing Conditions
- Site Development Requirements
- Preliminary Evaluation of Alternatives
- Local Actions & Approvals

The following preliminary options have been developed for evaluation:

- Option A: Base repair
- Options B.1 and B.2: Addition/Renovation
- Options C.1, C.2, and C.3: New construction on site
- Options C.2A, D.1, and D.2: New construction involving land acquisition



The PDP concludes by recommending that the project proceed into the PSR with options B.2, C.1, C.2, and C.3 with student enrollment options of 1400, 1600, 1660, and 1722 students.

Preferred Schematic Report (PSR)

Next Steps in the MSBA Module 3 guidelines is the PSR. "The purpose of the PSR is to summarize the process and conclusions of the preliminary and final evaluation of alternatives and substantiate and document the District's selection and recommendation of a preferred solution for the project." Basically, the PSR can be thought of as a more robust look at the options remaining from the PDP phase. All input from the MSBA's PDP review must be addressed and incorporated. The final PSR package will include a robust schedule and cost estimate for the preferred option as well as anticipating the change in operational





costs that the District expects as a result of the proposed project. The team will continue to work with the Administration and SBC to determine the most preferable option.

Recently Completed/Upcoming Project Milestones:

Recent/upcoming milestones include the following:

- SC Vote to Approve Educational Plan: 8/13/2020
- SBC Vote to Approve Preliminary Design Plan (PDP): 8/13/2020
- Submit PDP to MSBA: 8/14/2020
- Submit PSR to MSBA: 1/6/2021* (pending confirmation of 2021 MSBA board of directors meeting schedule)

Key Project Milestones

<input checked="" type="checkbox"/> MSBA Module 2 <i>Forming the Team</i>	<input type="checkbox"/> MSBA Module 3 <i>Feasibility Study</i>	<input type="checkbox"/> MSBA Module 4 <i>Schematic Design</i>	<input type="checkbox"/> MSBA Module 5 <i>Funding the Project</i>
<p><u>AUGUST 2019</u> OPM Selection</p> <p><u>JANUARY 2020</u> Designer Selection</p>	<p><u>JANUARY 2020</u> Begin Feasibility Study</p> <p><u>AUGUST 2020</u> SC approves Ed. Plan SBC approves PDP Submit PDP to MSBA</p> <p><u>DEC. 2020 or JAN. 2021</u> SBC approves PSR</p> <p><u>JANUARY 2021</u> Submit PSR to MSBA MSBA FAS Meeting</p> <p><u>FEBRUARY 2021</u> MSBA BOD approves PSR</p>	<p><u>JANUARY 2021</u> Begin Schematic Design</p> <p><u>JUNE 2021</u> SBC approves SD/DESE design package Submit SD/DESE to MSBA</p> <p><u>JULY 2021</u> MSBA FAS Meeting</p> <p><u>AUGUST 2021</u> MSBA BOD approves project scope & budget</p>	<p><u>LATE DECEMBER 2021</u> Local funding approval deadline</p>

Acronym glossary

BOD – Board of Directors (MSBA)	ISS – Initial Space Summary	SBC – School Building Committee
DESE – Massachusetts Department of Elementary & Secondary Education	MSBA – Mass. School Building Authority	SC – School Committee
Ed. Plan – Educational Plan	OPM – Owner's Project Manager	SD – Schematic Design
FAS – Facilities Assessment Subcommittee	PDP – Preliminary Design Program	
	PSR – Preferred Schematic Report	

Updated 8.13.2020