

Northeast Metro Tech

Building Committee



DRA

September 10, 2020

Agenda

- SBC Vote to Approve Prior Minutes
- OPM Update
- Designer Update
 - PDP Comments Review
 - Preferred Schematic phase – summary
 - Preliminary Conceptual Options
 - Preliminary Evaluation Matrix
- Discussion

Key Project Milestones

1. ELIGIBILITY PERIOD

Congratulations--your school project has been invited to continue in the MSBA pipeline!



2. FORMING THE PROJECT TEAM

We jump right in to help you select the Architect & establish the ProPay reimbursement process.



3. FEASIBILITY STUDY

We work together to deliver an MSBA-approved Preliminary Design Program & Preferred Schematic Report.



YOU ARE
HERE

4. SCHEMATIC DESIGN

We assist in developing a final design program & in negotiating a Project Scope and Budget Agreement with the MSBA.



5. FUNDING THE PROJECT

We stand by you in securing community/funding approval & in negotiating the MSBA Project Funding Agreement.



6. DETAILED DESIGN

Guiding you through design, we also help to generate construction docs., procure bids & award a construction contract.



7. CONSTRUCTION

Our team oversees the construction process while keeping a close eye on the budget, schedule & more.



8. COMPLETING THE PROJECT

In project close-out, we work with you and the MSBA to finalize permits & to maximize grant reimbursements.



Key Project Milestones



<u>Milestone</u>	<u>Previously Assumed</u>	<u>Revised based on 2021 Board Schedule</u>
PDP Submittal	8/13/2020 (SBC Vote), submit 8/14/2020	8/13/2020 (SBC Vote), submit 8/14/2020
PSR Submittal	Dec. 2020 - January 2021	1/6/2021 deadline Plan on submitting 12/14/2020
MSBA Facilities Assessment Subcommittee (FAS) Meeting	1/20/2021 through 2/3/2021	1/13/2021 or 1/20/2021
MSBA Board of Directors (BOD) Meeting (MSBA BOD Approves District to Enter into SD)	2/17/2021	2/11/2021
SD/DESE Submittal	6/10/2021	7/7/2021
MSBA Facilities Assessment Subcommittee (FAS) Meeting	August 2021	7/21/2021 or 8/4/2021
MSBA BOD Approve Project Scope & Budget	8/25/2021	8/25/2021
District Votes to Secure Project Funding	Completed by 12/23/2021	Completed by 12/23/2021

Key Project Milestones

MSBA Module #2 Forming the Project Team	MSBA Module #3 Feasibility Study	MSBA Module #4 Schematic Design	MSBA Module #5 Funding the Project
<u>AUGUST 2019</u> OPM Selection	<u>JANUARY 2020</u> Begin Feasibility Study	<u>JANUARY 2021</u> Begin Schematic Design	<u>LATE DECEMBER 2021</u> Local funding approval deadline
<u>JANUARY 2020</u> Designer Selection	<u>AUGUST 2020</u> SBC approves PDP Submit PDP to MSBA	<u>JUNE or JULY 2021</u> SBC approves SD/DESE design package	
	<u>SEPTEMBER 2020</u> SC approves Education Plan	<u>JULY 2021</u> Submit SD/DESE to MSBA MSBA FAS Meeting	
	<u>DECEMBER 2020</u> SBC approves PSR Submit PSR to MSBA	<u>AUGUST 2021</u> MSBA BOD approves project scope & budget	
	<u>JANUARY 2021</u> MSBA FAS Meeting		
	<u>FEBRUARY 2021</u> MSBA BOD approves PSR		

Acronym glossary

BOD – Board of Directors (MSBA)
DESE – Massachusetts Department of
Elementary & Secondary Education
Ed. Plan – Educational Plan
FAS – Facilities Assessment Subcommittee

ISS – Initial Space Summary
MSBA – Mass. School Building Authority
OPM – Owner's Project Manager
PDP – Preliminary Design Program
PSR – Preferred Schematic Report

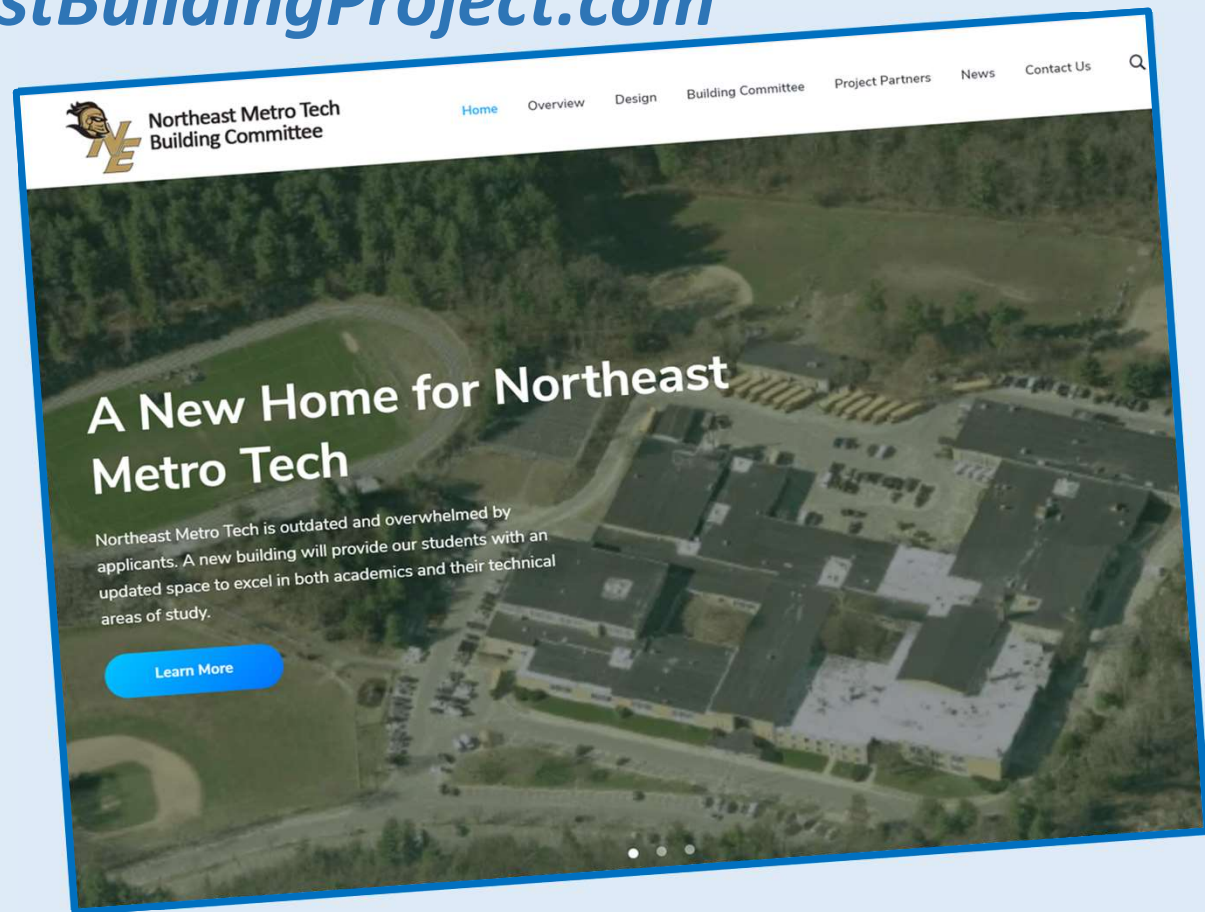
SBC – School Building Committee
SC – School Committee
SD – Schematic Design

Updated 9.9.2020

Project Website



www.NortheastBuildingProject.com



Preferred Schematic Report

Goals:

- Summarize Process & Conclusions of the Preliminary Evaluation of Alternatives
- Substantiate & Document the Recommendation of a Preferred Solution

Preferred Schematic Report

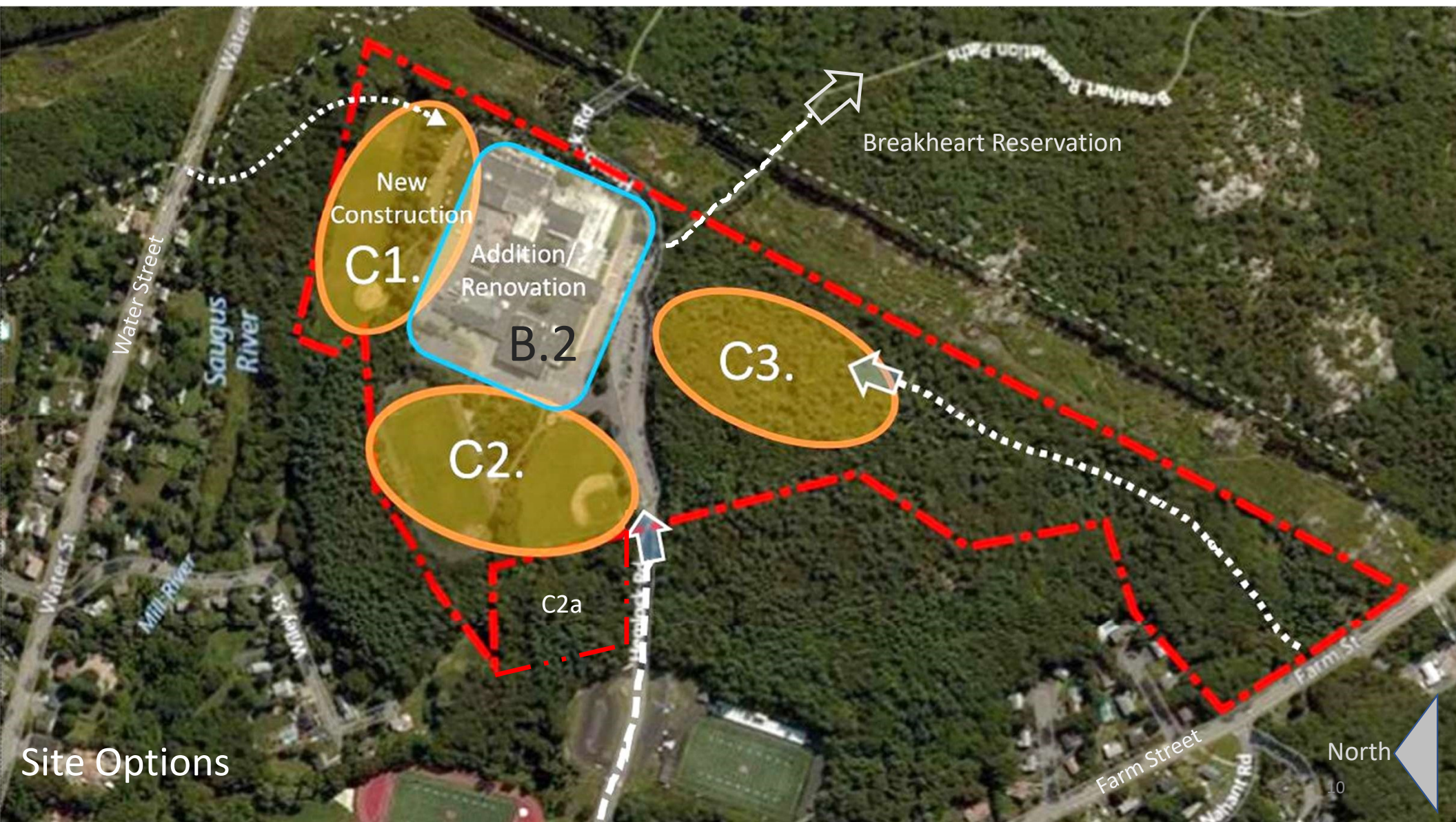
Content:

- Introduction- *Summary & Response to PDP Comments*
- Evaluation of Existing Conditions - *update*
- Final Evaluation of Alternatives
- Preferred Solution
- Local Actions & Approvals

Preferred Schematic Report

Preferred Solution:

- Updated Educational Program - *including Enrollment target*
- Narrative of Preferred Solution – *fulfills Education Program*
- Updated Space Summary & Narrative of Variations
- Preferred Solution Building & Site Plans
- Sustainability Letter
- Budget
- Schedule
- District Operating Budget



Site Options

North

Matrix of Options

Northeast Metro Tech



Matrix of Options *DRAFT*

Updated:
DRAFT 7.22.2020

Families of Options:		Families of Conceptual Options								
			A	B		C			D	
		MSBA Required	Renovation	Add/Reno		New Construction On-Site			New Construction Off-Site	
		Base Repair	A.1	B.1	B.2	C.1	C.2.1	C.3.1	C.2.A	?D.1?
Enrollment										
a.	1,250 Students	doesn't address any educational deficiencies	X	B.1a	B.2a	C.1a	C.2.1a	C.3.1a	C.2.Aa	D.1a
b.	1,400 Students	X	X	B.1b	B.2b	C.1b	C.2.1b	C.3.1b	C.2.Ab	D.1b
c.	1,600 Students	X	X	B.1c	B.2c	C.1c	C.2.1c	C.3.1c	C.2.Ac	D.1c
d.	1,660 Students	X	X	B.1d	B.2d	C.1d	C.2.1d	C.3.1d	C.2.Ad	D.1d
e.	1,722 Students	X	X	B.1e	B.2e	C.1e	C.2.1e	C.3.1e	C.2.Ae	D.1e

Summary of Costs

Cost Summary of Options														DRAFT		
Updated: DRAFT R. 12. 2020 Families of Options:			Families of Conceptual Options													
				A	B				C							
			MSBA Required	Renovation	Add/Reno				New Construction On-Site							
			Base Repair	A.1	B.1		B.2		C.1		C.2		C.3			
Enrollment					Range of Costs		Range of Costs		Range of Costs		Range of Costs		Range of Costs			
					low	high	low	high	low	high	low	high	low	high		
a.	1,250 Students	Construction Cost PROJECT COST	\$94.9 M \$115 M	X	\$150 - \$183 M \$195 - \$247 M		\$151 - \$184 M \$196 - \$249 M		\$168 - \$197 M \$210 - \$256 M		\$171 - \$201 M \$214 - \$261 M		\$175 - \$202 M \$218 - \$263 M			
b.	1,400 Students	Construction Cost PROJECT COST		X	\$166 - \$203 M \$216 - \$275 M		\$167 - \$204 M \$217 - \$276 M		\$183 - \$215 M \$229 - \$279 M		\$186 - \$219 M \$233 - \$284 M		\$190 - \$220 M \$237 - \$286 M			
c.	1,600 Students	Construction Cost PROJECT COST		X			\$191 - \$233 M \$248 - \$315 M		\$204 - \$239 M \$255 - \$311 M		\$208 - \$244 M \$260 - \$317 M		\$211 - \$245 M \$264 - \$319 M			
d.	1,660 Students	Construction Cost PROJECT COST		X			\$197 - \$240 M \$256 - \$324 M				\$213 - \$250 M \$267 - \$326 M		\$217 - \$251 M \$271 - \$327 M			
e.	1,722 Students	Construction Cost PROJECT COST		X			\$203 - \$248 M \$264 - \$335 M				\$219 - \$257 M \$274 - \$335 M		\$223 - \$258 M \$278 - \$336 M			

Preliminary Evaluation of Options

Preliminary Evaluation Matrix - Northeast Metro Tech - Concept Options - **WORKING DRAFT**



Updated:
6/22/2020

Evaluation Criteria	Concept Options						
	MSBA Required	Renovation	Add/ Renovation	Options			
	Base Repair	A	B.1	B.2	C.1	C.2	C.3
	Code Renovation						
Construction Duration:	multiple years	multiple years	3+ years	3+ years	2+ years	2+ years	2+ years
Ed Plan Accomodation Compliance w/ Vision	doesn't address any educational deficiencies	not large enough to address space needs	difficult to accommodate Ed Plan; no Small Learning Communities; poor adjacencies of shops to academic spaces	difficult to accommodate Ed Plan; no Small Learning Communities; poor adjacencies of shops to academic spaces	good Ed Plan conformance; good adjacencies of CTE and academic spaces; no expansion potential; cannot accommodate highest enrollment	fair Ed Plan conformance with Small Learning Communities; uneven distribution of CTE shops; some flexibility and expansion potential	best Ed Plan conformance with Small Learning Communities, adjacencies & project spaces; some flexibility; limited expansion potential
Project Cost Reimbursable Cost Temporary Costs Long-term Value			high temporary costs; structured parking required; slightly higher reimbursement for renovation	high temporary costs; structured parking required; slightly higher reimbursement for renovation	temporary sewer relocation required; tall retaining walls required;	high sitework costs	highest blasting & site development (roadwork, utilities) costs; highest long-term value
Disruption Impact on Students Construction Duration Phasing			phased construction adjacent to occupancy; long construction schedule; requires temporary parking	phased construction adjacent to occupancy; long construction schedule; requires temporary parking	some impact to adjacent occupancy; service and utility interruptions	minimal impact to adjacent occupancy; loss of athletic fields during construction; shortest building construction schedule	virtually no impact to existing occupancy; significant sitework requires early construction packages
Flexibility Enrollment Accommodation Expansion Potential			limited flexibility; limited expansion potential; doesn't accommodate higher enrollments	limited flexibility; limited expansion potential; can accommodate higher enrollments	limited flexibility; limited expansion potential; can't accommodate highest enrollments	some flexibility; limited expansion potential; can accommodate higher enrollments	good flexibility; limited expansion potential; can accommodate higher enrollments
Operating Costs Maintenance			most renovation areas will have limited envelope improvements; not all existing utilities will be replaced with new; parking garage has limited longevity	most renovation areas will have limited envelope improvements; not all existing utilities will be replaced with new; parking garage has limited longevity	all new construction & MEP systems; good solar orientation, good thermal envelope	all new construction & MEP systems; good thermal envelope	all new construction & MEP systems; best thermal envelope/ compact footprint
Site Access Safety & Security Circulation			existing car & bus separation and service access; limited parking by event entrance; limited separation of Breakheart traffic	existing car & bus separation; limited parking by event entrance; reduced service access; limited separation of Breakheart traffic	good car & bus separation; parking divides fields; convenient visitor parking, good service access; limited separation from Breakheart traffic	good car & bus separation; convenient visitor parking, good service access; limited separation from Breakheart traffic	new primary access road; good car & bus separation; good separation from Breakheart traffic
Final Site layout Site amenities			all existing fields to be reconstructed within limited area; less than desirable accessibility to fields	all existing fields to be reconstructed within limited area; less than desirable accessibility to fields	New multi-purpose/soccer field, new softball field; renovated track, football, baseball fields. Some accessibility issues remain to upper fields	New track, football, & baseball fields; renovated softball & practice fields. Some accessibility issues remain to lower fields	All new and expanded athletic fields; accessibility from school is less than ideal
Totals							

Legend

5	positive / most advantageous
4	
3	neutral
2	
1	negative / least advantageous

Preferred Schematic

Process

Upcoming Meetings:

- Weekly Project Team
- Bi-Weekly Working Group
- Monthly Building Committee
- Faculty, Department Heads & Instructors
- Advisory Committees
- Community Meetings
- Conservation Commission
- Local Officials- Building, Fire, Traffic
- Security – Administration, First Responders

Northeast Metro Tech

Building Committee

Thank You!

DRA

September 10, 2020

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