

Northeast Metro Tech

Building Committee



DRA



PMA Consultants
EST. 1971

February 11, 2021

Agenda



- SBC Vote to Approve Prior Minutes
- OPM Update
 - Schedule, Budget, CMR Procurement
- Designer Update
 - Responses to MSBA PSR Review Comments
 - MSBA Board of Directors Meeting
 - Schematic Design Process
- Discussion
- New Business

Key Project Milestones/Schedule

MSBA Module #2 <i>Forming the Project Team</i>	MSBA Module #3 <i>Feasibility Study</i>	MSBA Module #4 <i>Schematic Design</i>	MSBA Module #5 <i>Funding the Project</i>
<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 02.10.2021

Key Project Milestones/Schedule



Northeast Metropolitan
Regional Vocational
High School

Schematic Design

A1400	Schematic Estimate Set Due	0		12-May-21	0
A1410	Schematic Estimating Period	15	12-May-21	02-Jun-21	0
A1320	Schematic Design Period	99	21-Jan-21*	09-Jun-21	0
A1420	Estimate Reconciliation & Value Engineering	5	02-Jun-21	09-Jun-21	0
A1480	SBC Meeting for VE & Approval of SD (6/10/21 target)	1	10-Jun-21*	10-Jun-21	0
A1330	Compile and Submit SD to MSBA [July 7, 2021 deadline]	19	11-Jun-21	07-Jul-21*	0
A1340	MSBA Review Period	21	08-Jul-21	28-Jul-21	7
A1350	Respond to MSBA Review Comments	14	29-Jul-21	11-Aug-21	14
A1370	Negotiate PS&B / Project Funding Agreement	15	28-Jul-21	18-Aug-21	5
A1360	MSBA Board Approval of Project Scope and Budget [Aug 25, 2021]	0		25-Aug-21*	0

DESE Submittal

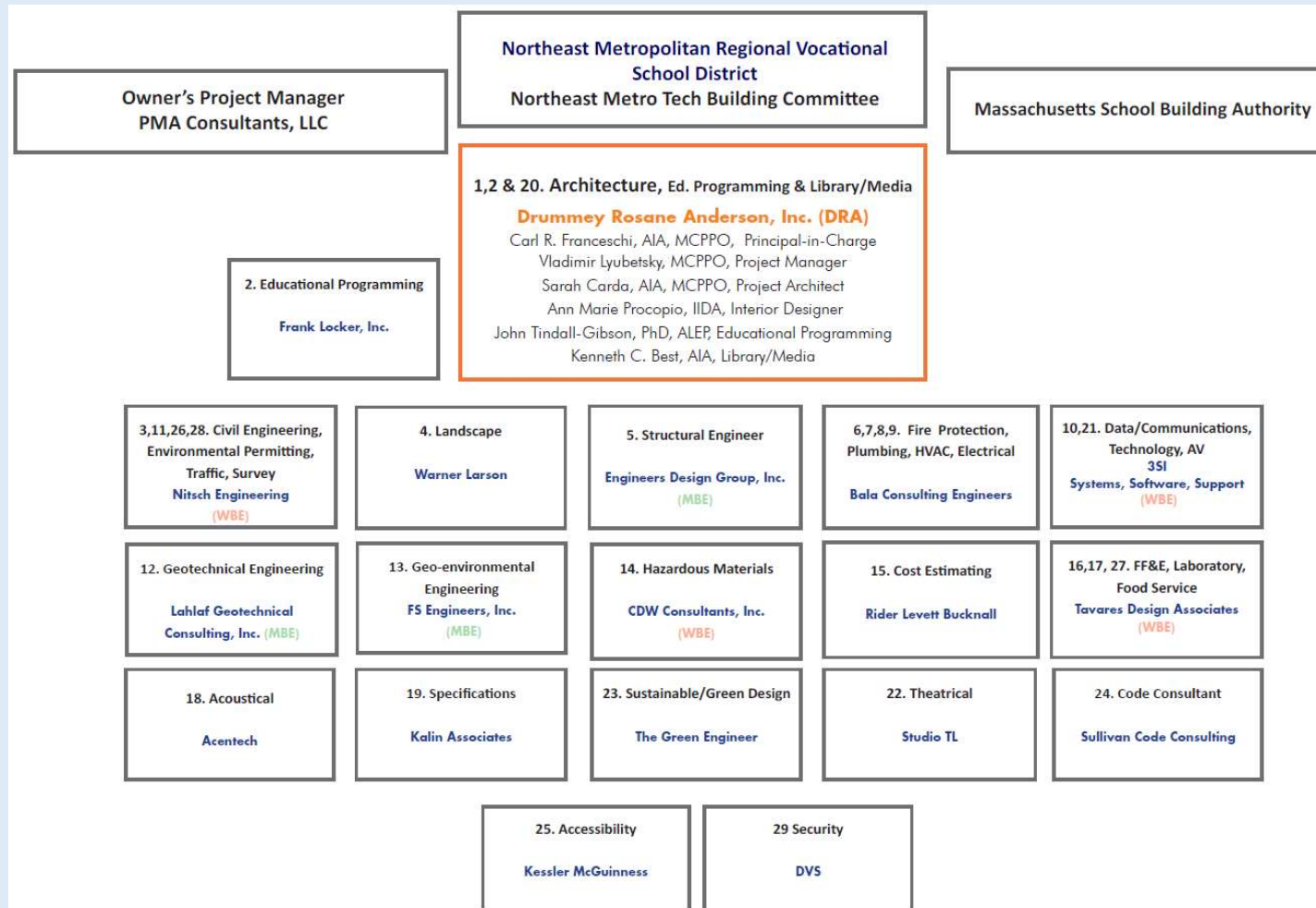
A2620	Schematic Design DESE Submittal (July 7 deadline)	23	07-Jun-21	07-Jul-21	10
A2630	DESE Review Period (21 calendar days)	21	08-Jul-21	28-Jul-21	14
A2640	DESE Supplement - Provide add'l info if requested	10	28-Jul-21	11-Aug-21	10

Budget Update

Northeast Metro Tech- Budget Update			
	Contract Amount	Billed to Date	Remaining
PMA Consultants	\$ 510,056.00	\$ 187,157.00	\$ 322,899.00
DRA (Base Contract)	\$ 1,075,000.00	\$ 502,700.00	\$ 572,300.00
CDW (Haz-Mat)	\$ 19,547.00	\$ 17,523.84	\$ 2,023.16
LGCI (Geotech.)	\$ 29,408.00	\$ 26,108.50	\$ 3,299.50
Nitsch (Traffic/Site Survey)	\$ 123,200.00	\$ 95,238.00	\$ 27,962.00
Totals	\$ 1,757,211.00	\$ 828,727.34	\$ 928,483.66

Northeast Metro Tech- MSBA Reimbursement			
	Amount Submitted	Reimbursement Received	Percentage
Propay Request #001	\$ 103,348.00	\$ 65,461.00	63.34%
Propay Request #002	\$ 131,385.00	\$ 83,219.00	63.34%
Propay Request #003	\$ 111,965.00	\$ 70,919.00	63.34%
Propay Request #004	\$ 237,087.00	\$ 150,170.00	63.34%
Propay Request #005 (pending/anticipated)	\$ 244,944.00	\$ 155,147.53	63.34%
Totals	\$ 828,729.00	\$ 524,916.53	63.34%

Project Team



Project Overview: Estimated Cost



The MSBA funding **assistance** program includes various cost caps that are applied **before the reimbursement rate** is taken into effect, including:

- | | <u>Est. Grant reduction</u> |
|--|--|
| • Construction costs exceeding \$333 /eligible SF will not be reimbursed. <ul style="list-style-type: none">○ Eligible SF determined by MSBA○ Note: MSBA may increase this \$333/sf at future board meetings prior to August 2021. | \$333/SF cap: \$60.3M
Ineligible SF: \$6.6M |
| • Costs related to site work may not exceed 8% of Direct Building Construction Costs. | Site Cap: \$28.3M |
| • FF&E costs over \$1,200 /student are not eligible for reimbursement. <ul style="list-style-type: none">○ Currently carrying \$3,336/student | FF&E Cap: \$2.7M |
| • Technology costs over \$1,200 /student are not eligible for reimbursement. <ul style="list-style-type: none">○ Currently carrying \$2,400/student | Tech. Cap: \$1.5M |
| • Soft costs may not exceed 20% of Construction Costs. | |
| • Costs related to OPM Basic Services may not exceed 3.5% of Construction Costs. | \$0 |
| • Costs related to Designer Basic Services may not exceed 10% of Construction Costs. | \$0 |
| • Owner Construction Contingency eligibility is capped at 1% of Construction Costs. | \$0 |
| | \$9.7M (if all spent) |

Project Overview: Estimated Cost



Building Size: 383,000 SF

Est. Construction Cost: \$243,514,418

Est. Total Project Cost: \$317,422,620

Est. Eligible Costs: \$176,027,036

$\$176,027,036 / \$317,422,620 = 55.5\%$

55.5% of total project costs are eligible for MSBA reimbursement due to MSBA caps/ineligible costs

MSBA Reimbursement Rate	Maximum Est. MSBA Grant	Estimated Local Share
62.67%	\$110,316,173 (35% of total)	\$207,106,447
79.67%	\$140,240,740 (44% of total)	\$177,181,880

Note: Maximum MSBA Grant to be established at August 2021 Board of Directors Meeting based on Schematic Design Cost Estimates

Responses to MSBA Review Comments

- Confirmed **Additional Geotechnical Investigation**

- *To refine design and site construction costs*
- *Reduce potential unknown conditions*

- Confirmed **Communication of Estimated Project Budget**

- *Outreach of Financial Impact to Member Communities*
- *Projected Operating costs*

- **Acknowledged Potential Ineligible Costs**

- *Site Development Costs beyond cap*
- *Off-Site Construction Costs*
- *Construction Cost above cap- Strategies to reduce?*
- *Ineligible Spaces beyond MSBA Guidelines- Administration, Maintenance, Out-Buildings, (PE & Gym?)*

Responses to MSBA Review Comments

- **Confirmed Energy Efficiency & LEED status**

- *20% better than Massachusetts Energy Code*
- *Enhanced Commissioning*

- **Clarified Circulation Flow**

- *Proposed Drop-Off & Pick-Up routines*
- *After-Hours Event Safety, Security & Accessibility*

- **Acknowledged Space Summary methodology**

- *Accepted variances for Core Academic, CTE, Auditorium*
- *Requested reconsideration of Gym/ PE space- Total enrollment vs Full-Time Equivalent*

- **Reminded of Schematic Design Submission Requirements**

- *All Project Costs accounted for*
- *Special Education submittal to DESE*
- *Detailed Safety & Security measures*
- *Coordinated area calculations; Net : Gross < 1.50*

MSBA Board of Directors



Meeting February 11, 2021

- Approved Selection of **Preferred Option**
- Authorized proceeding into **Schematic Design Phase**

Schematic Design Phase

Architectural Design areas- *in process*:

Building Massing

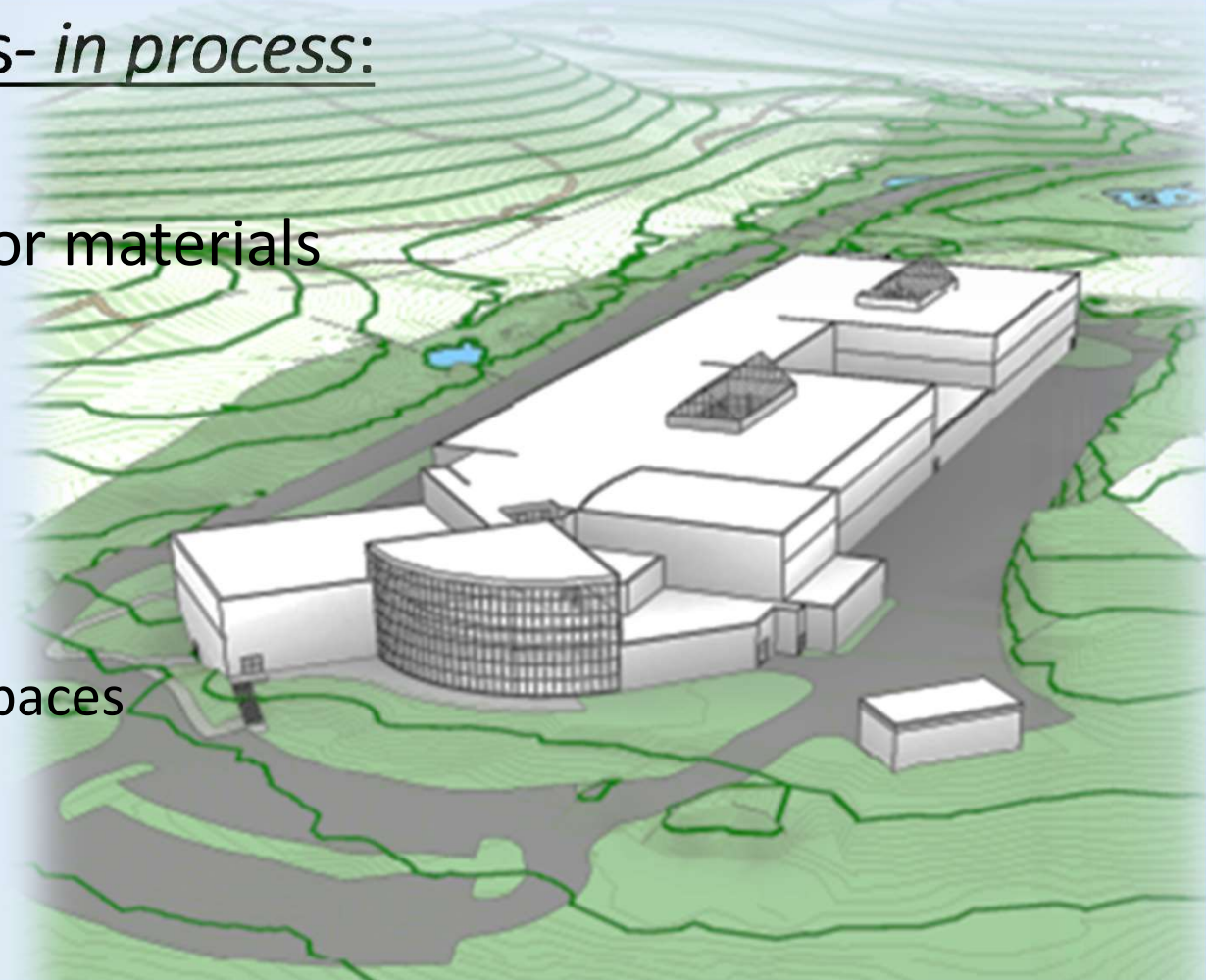
Building envelope, exterior materials

Major Interior spaces:

- Lobby
- Cafeteria
- Auditorium
- Library/ Media Center
- Corridors & Break-out spaces

Shops Layouts

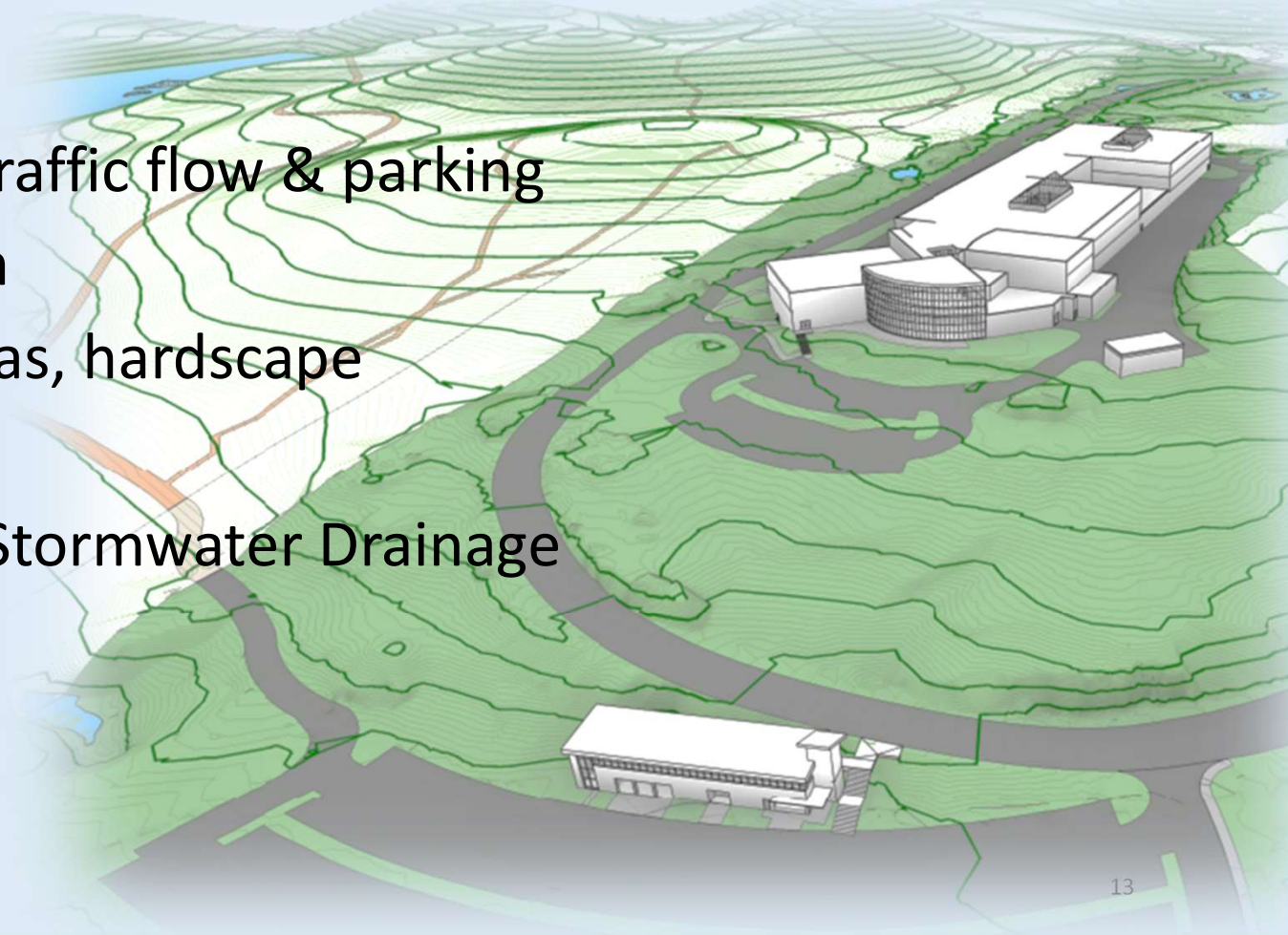
Typical Classrooms



Schematic Design Phase

Site Design areas:

Confirm circulation, traffic flow & parking
Athletic field program
Exterior entrance areas, hardscape
Utility infrastructure
Wetlands impacts & Stormwater Drainage



Schematic Design Phase

Engineering Design areas:

Structural system(s)

Mechanical systems selection

Mechanical & Electrical system
narratives and system diagrams

Security system strategies and
equipment

Network & Information Technology
systems narratives & diagrams



Schematic Design Phase

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, DPW, DCR
- Security – Administration, First Responders

Northeast Metro Tech

Building Committee

Thank You!

DRA

February 11, 2021