

3.3.1 - INTRODUCTION

G. DISTRICT RESPONSE / Addenda #1

MSBA PDP REVIEW COMMENTS

Provide the following Items		Complete; No response required	Provided; District's response required	Not Provided; District's response required	Receipt of District's Response; To be filled out by MSBA Staff
1	Analysis of school district student school assignment practices and available space in other schools in the district	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Tuition agreement with adjacent school districts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Rental or acquisition of existing buildings that could be made available for school use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Code Upgrade option that includes repair of systems and/or scope required for purposes of code compliance; with no modification of existing spaces or their function	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Renovation(s) and/or addition(s) of varying degrees to the existing building(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Construction of new building and the evaluation of potential locations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	List of 3 distinct alternatives (including at least 1 renovation and/or addition option) are recommended for further development and evaluation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5) Option 2.1 is the only addition/renovation option recommended for further evaluation that maintains more than field house and pool functions of the existing school, although it is unclear how much is retained other than the auditorium. The submittal notes that the 'entire building structure- including caissons, foundations, concrete floor, roof slabs, and concrete beams- would remain and be reused'. This implies that exterior envelope and all interior partitions would be demolished, as well as all systems in the building. Based on the submitted options, the MSBA has concerns that keeping the spaces ineligible for MSBA funding such as the pool and field house may be limiting the District's choice of options (please clarify). For the following PSR submittal, the MSBA asks that the District / design team include an add/reno option for evaluation for the selected grade configuration that includes the minimum renovation and addition required to meet current building code and comply with the necessary educational program meeting MSBA space guidelines; i.e., bringing any "existing-to-remain" portions of the building up to code, modifying partition locations only as needed, re-assigning space locations to meet the program, and any building addition required to provide MSBA space guideline area.

Documents in the following submittal should include floor plans that clearly delineate new, renovated and existing-to-remain areas.

Option 2.1a is a response to the request by MSBA to provide to the Town of Belmont a 'light touch renovation, addition' option. The MSBA suggested that existing spaces should be re-purposed to the fullest extent possible irrespective of being undersized from the approved educational program.

2.1a herein represents this work (site plan and floor plans) developed in order to understand the utilization of existing spaces and addition against the approved proposed interior and exterior programs. It should be noted that most spaces remain in their existing location without the alteration of demising interior walls and square footage, with the exception of science. As a result of this 'light touch renovation', it should be acknowledged that the following rooms, noted in the chart on the following page are undersized relative to the Approved Education program as developed by the Town of Belmont.

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3.3.1 - INTRODUCTION

G. DISTRICT RESPONSE / Addenda #1

OPTION 2.1 A LIGHT TOUCH MAJOR RENOVATION MINOR ADDITION

Construction Cost: \$223,821,117

Project Cost: \$279,776,396

Project duration: 60 months

The site plan indicates a loss of the soccer field which is essential to the Belmont High School athletic programs.



PROS

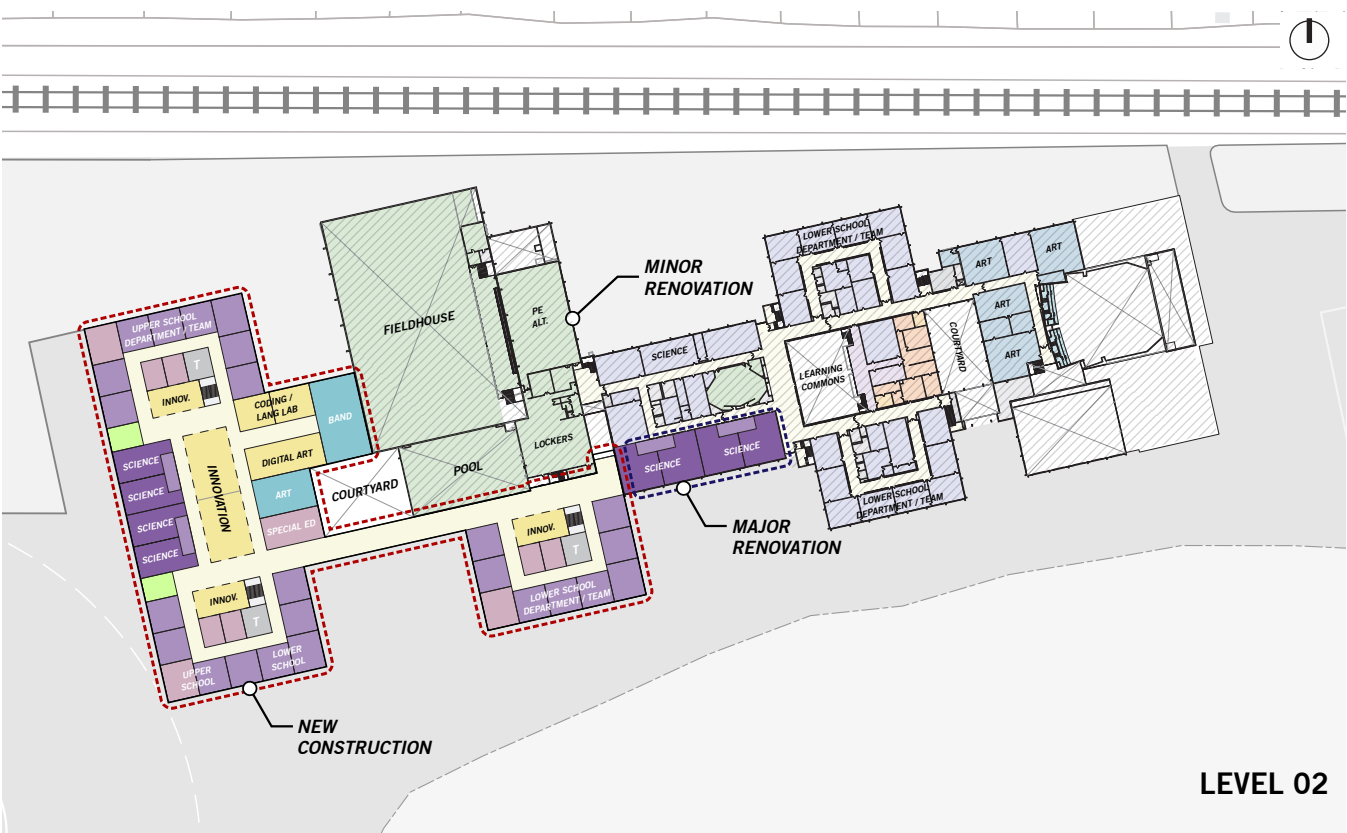
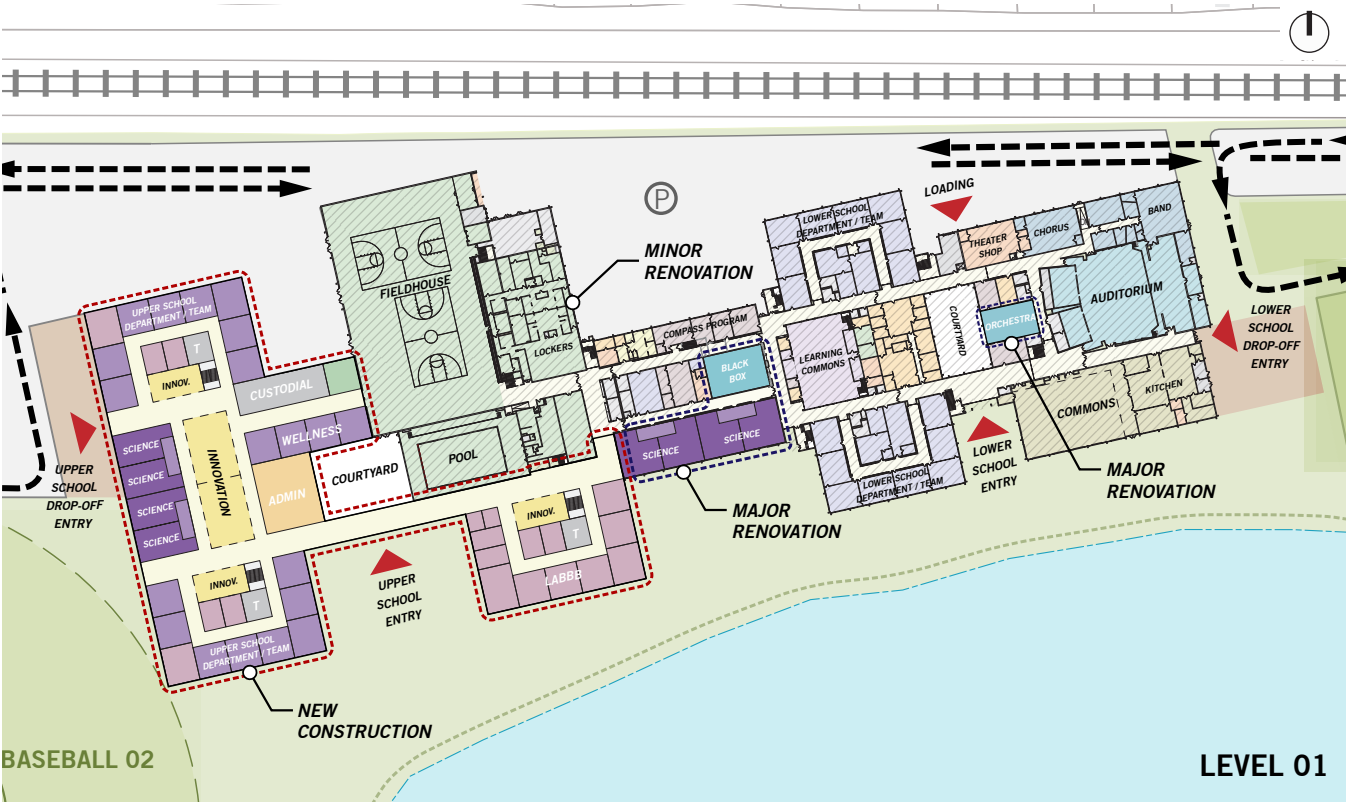
- High school will meet building codes and ADA compliance.
- High School will have new building systems including: HVAC, Plumbing, Electrical, Technology, and AV.
- Hazardous Materials will be Abated.
- Improvements to vehicular, pedestrian and bike circulation.
- New two story addition to accommodate programs not in the renovated areas of the existing facility.
- Reduced project costs due to lack of program compliance.

CONS

- Multiple construction phasing will result in academic disruption, additional costs, and longer schedule.
- Multiple phasing will impact athletic field use.
- Partial educational compliance, multiple major spaces will be undersized (see chart).
- Two story new addition location removes a soccer field from the exterior program.
- Administration will not be located adjacent to major entries.
- Educational Vision for teaming, interdisciplinary learning, break-out areas etc...are not achieved.
- Belmont's sustainability vision cannot be realized.

G. DISTRICT RESPONSE / Addenda #1

OPTION 2.1 A LIGHT TOUCH MAJOR RENOVATION MINOR ADDITION



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3.3.1 - INTRODUCTION

G. DISTRICT RESPONSE / Addenda #1 Cost Estimate

OPTION 2.1 A COST ESTIMATE

The following cost estimate conducted by the designer is reviewed and approved by the OPM.



Belmont High School
Design Options - GRADES 7-12
Belmont, MA

09-Feb-18

PSR Estimate

MAIN CONSTRUCTION COST SUMMARY

		Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION C2.1A MAJOR RENOVATION + MINOR ADDITION				
MINOR RENOVATIONS TO EXISTING SCHOOL		239,530	\$235.00	\$56,289,550
MAJOR RENOVATIONS TO EXISTING SCHOOL		17,590	\$297.04	\$5,224,934
ADDITIONS		164,620	\$320.53	\$52,765,649
REMOVE HAZARDOUS MATERIALS				\$7,100,000
TRAFFIC MITIGATION at CONCORD AVE				\$2,000,000
SITework				\$14,209,864
SUB-TOTAL		421,740	\$326.24	\$137,589,997
DESIGN AND PRICING CONTINGENCY	15%			\$20,638,500
ESCALATION	12%			\$18,987,420
SUB-TOTAL		421,740	\$420.20	\$177,215,917
GENERAL CONDITIONS (60 MTHS SCHEDULE)				\$12,000,000
GENERAL REQUIREMENTS	5.00%			\$8,860,796
BONDS	0.75%			\$1,329,119
INSURANCE	1.10%			\$1,949,375
PERMIT				Waived
CM FEE	3%			\$5,316,478
CM/GMP CONTINGENCY	2%			\$3,544,318
PHASING PREMIUM	7.0%			\$12,405,114
Temporary Classrooms				\$1,200,000
TOTAL OF ALL CONSTRUCTION		421,740	\$530.71	\$223,821,117

G. DISTRICT RESPONSE / Addenda #1

OPTION 2.1 A COST ESTIMATE



Belmont High School
Design Options - GRADES 7-12
Belmont, MA

09-Feb-18

PSR Estimate

This PSR cost estimate was produced from drawings, narratives and other documentation prepared by Perkins + Wills Architects Inc. and their design team received January 12, 2018. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, construction manager's overhead, fee and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be public bidding under Chapter 149a of the Massachusetts General Laws to pre-qualified construction managers, and pre-qualified sub-contractors, open specifications for materials and manufactures.

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

- Relocation of Town wide fiber system
- Land acquisition, feasibility, and financing costs
- All professional fees and insurance
- Site or existing conditions surveys investigations costs, including to determine subsoil conditions
- All Furnishings, Fixtures and Equipment
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items as indicated in the estimate
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)
- Construction contingency (GMP Contingency is included)
- Contaminated soils removal

BELMONT HS - CONCEPT COST SUMMARY
DAEDALUS PROJECTS INC.
Updated 02/11/18

			Scheme C		Scheme C - Presented to SBC 01/23/18		
Grade Configuration			7-12		7-12		
Enrollment			2,215		2,215		
existing SF			257,120		257,120		
proposed SF Add/Reno			451,575		451,575		
proposed SF New			422,700		422,700		
			Construction Cost	Project Cost	Construction Cost	Project Cost	Project Cost Delta
1	Renovation of Existing Only Does not meet educational program. School remains 9-12		\$89,192,522	\$111,490,653	\$101,192,523	\$124,740,654	
	<i>Estimated Belmont Cost</i>			\$111,490,653			
	<i>Per Sq Ft.</i>		\$346.89				
2.1	Major Renovation/Minor Addition Maintains existing Fieldhouse/Pool & Auditorium		\$241,676,849	\$302,096,061	\$237,611,855	\$296,514,819	\$5,581,242
	<i>Estimated Belmont Cost</i>			\$223,551,085			
	<i>Per Sq Ft.</i>		\$535.19		\$5,488.46		
2.3	Minor Renovation/Major Addition Maintains existing Fieldhouse/Pool		\$245,805,460	\$307,256,825	\$250,992,630	\$313,240,788	(\$5,983,963)
	<i>Estimated Belmont Cost</i>			\$227,370,051		\$231,798,183	
	<i>Per Sq Ft.</i>		\$544.33		\$555.82		
2.4	Minor Renovation/Major Addition Maintains existing Fieldhouse/Pool		\$245,770,439	\$307,161,440	\$248,368,872	\$309,961,090	(\$2,799,650)
	<i>Estimated Belmont Cost</i>			\$227,299,466		\$229,371,207	
	<i>Per Sq Ft.</i>		\$544.25		\$550.01		
3.1	New Construction West Side of BHS Demo BHS, New Gym & Auditorium. No Pool		\$235,060,850	\$293,826,063	\$237,856,311	\$295,570,389	(\$1,744,327)
	<i>Estimated Belmont Cost</i>			\$217,431,286		\$218,722,088	
	<i>Per Sq Ft.</i>		\$556.09		\$562.71		

BELMONT HIGH SCHOOL

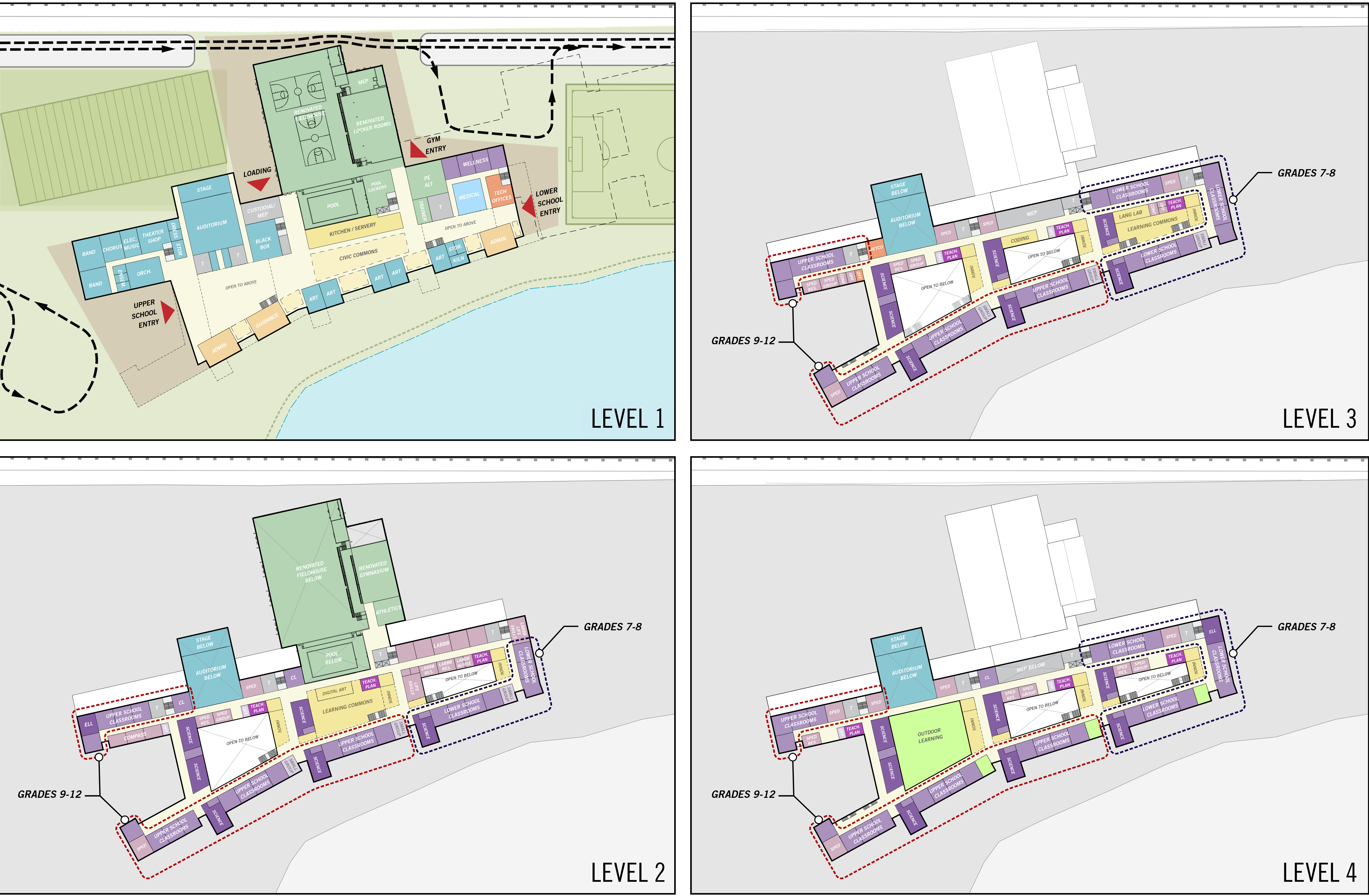
II. MINOR RENOVATION / MAJOR ADDITION / C.2.4

SITE PLAN

ESTIMATED CONSTRUCTION DURATION : 42 MONTHS



BUILDING PLAN DIAGRAMS



3D VIEWS - BUILDING MASSING



PROPOSED BUILDING CONFIGURATION

• 7-12 HIGH SCHOOL FOR 2,215 STUDENTS➔ 451,800 GSF



TOWN OF BELMONT
OFFICE OF THE BOARD OF SELECTMEN
455 CONCORD AVENUE
BELMONT, MASSACHUSETTS 02478

Selectmen@belmont-ma.gov

455 CONCORD AVENUE
BELMONT, MA 02478-2573
PHONE (617) 993-2610
FAX (617) 993-2611

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ASSISTANT TOWN ADMINISTRATOR

PHYLLIS L. MARSHALL

February 13, 2018

Ms. Diane Sullivan
Senior Capital Program Manager
40 Broad Street
Boston, Massachusetts 02109

Dear Ms. Sullivan:

The Town of Belmont School Building Committee ("SBC") has completed its review of the Feasibility Study *Preferred Schematic Report* for the Belmont High School project (the "Project"), and on February 13th, 2018, the SBC voted to approve and authorize the Owner's Project Manager to submit the Feasibility Study related materials to the MSBA for its consideration. A certified copy of the SBC meeting minutes, which includes the specific language of the vote and the number of votes in favor, opposed, and abstained, are attached.

Since the MSBA's Board of Directors invited the District to conduct a Feasibility Study on November 09, 2016, the SBC has held thirty (30) meetings regarding the proposed project, in compliance with the state Open Meeting Law. These meetings include:

1. School Building Committee meeting #10 held at the Homer Municipal Building, Belmont MA at 7:30am on December 08, 2016
2. School Building Committee meeting #11 held at Belmont Town Hall, Belmont MA at 4:30pm on December 22, 2016
3. School Building Committee meeting #12 held at the Homer Municipal Building, Belmont MA at 7:30am on January 05, 2017
4. School Building Committee meeting #13 held at the Homer Municipal Building, Belmont MA at 7:30am on February 02, 2017
5. School Building Committee meeting #14 held at the Homer Municipal Building, Belmont MA at 7:30am on February 17, 2017

6. School Building Committee meeting #15 at the Homer Municipal Building, Belmont MA at 7:30am on March 01, 2017
7. School Building Committee meeting #16 at the Beech Street Center, Belmont MA at 7:00pm on April 06, 2017
8. School Building Committee meeting #17 held at the Homer Municipal Building, Belmont MA at 7:30am on April 13, 2017
9. School Building Committee meeting #18 held at the Homer Municipal Building, Belmont MA at 7:30am on April 20, 2017
10. School Building Committee meeting #19 held at the Beech Street Center, Belmont MA at 6:00pm on May 04, 2017
11. School Building Committee meeting #20 held at the Homer Municipal Building, Belmont MA at 7:30am on June 15, 2017
12. School Building Committee meeting #21 held at the Homer Municipal Building, Belmont MA at 7:30am on July 20, 2017
13. School Building Committee meeting #22 held at the Homer Municipal Building, Belmont MA at 7:30am on August 10, 2017
14. School Building Committee meeting #23 held at the Homer Municipal Building, Belmont MA at 7:30am on August 24, 2017
15. School Building Committee meeting #24 held at the Homer Municipal Building, Belmont MA at 7:30am on September 14, 2017
16. School Building Committee meeting #25 held at the Homer Municipal Building, Belmont MA at 7:30am on October 5, 2017
17. School Building Committee meet #26 (joint meeting with School Committee) held at the Homer Municipal Building, Belmont MA at 7:30am on October 19, 2017
18. School Building Committee meeting #27 (joint meeting with Board of Selectmen and School Committee) held at the Wellington Middle School, Belmont MA at 6:30pm on November 2, 2017
19. School Building Committee meeting #28 (joint meeting with Board of Selectmen and School Committee) held at Belmont High School, Belmont MA at 6:30pm on November 16, 2017
20. School Building Committee meeting #29 (joint meeting with Board of Selectmen and School Committee) held at the Wellington Elementary School, Belmont MA at 6:30pm on November 30, 2017
21. School Building Committee meeting #30 (joint meeting with Board of Selectmen and School Committee) held at the Wellington Elementary School, Belmont MA at 6:30pm on December 07, 2017
22. School Building Committee meeting #31 (joint meeting with Board of Selectmen and School Committee) held at the Chenery Middle School, Belmont MA at 6:30pm on December 12, 2017
23. School Building Committee meeting #32 (joint meeting with Board of Selectmen and School Committee) held at the Belmont High School, Belmont MA at 7:00pm on December 14, 2017

24. School Building Committee meeting #33 (joint meeting with Board of Selectmen and School Committee) held at the Belmont High School, Belmont MA at 7:00pm on January 9th, 2018
25. School Building Committee meeting #34 held at the Wellington Elementary School, Belmont MA at 6:30pm on January 11th, 2018
26. School Building Committee meeting #35 (joint meeting with Board of Selectmen and School Committee) held at the Chenery Middle School, Belmont MA at 7:00pm on January 16th, 2018
27. School Building Committee meeting #36 held at the Homer Municipal Building, Belmont MA at 7:30am on January 18th, 2018
28. School Building Committee meeting #37 (joint meeting with Board of Selectmen and School Committee) held at the Wellington Elementary School, Belmont MA at 7:00pm on January 23rd, 2018
29. School Building Committee meeting #38 (joint meeting with Board of Selectmen and School Committee) held at the Wellington Elementary School, Belmont MA at 7:00pm on February 1st, 2018
30. School Building Committee meeting #39 (joint meeting with Board of Selectmen and School Committee) held at the Chenery Middle School, Belmont MA at 7:00pm on February 13th, 2018

In addition to the SBC meetings listed above, the District held four (4) public meetings, which were posted in compliance with the state Open Meeting Law, at which the Project was discussed. These meetings include:

1. New Belmont High School public presentation #2 held Chenery School Belmont MA at 7:00pm on September 19, 2017
2. New Belmont High School public presentation #3 held Beech Street Center, Belmont MA at 1:15pm on October 13, 2017
3. New Belmont High School public presentation #4 held at Belmont High School, Belmont MA at 10am October 28th, 2017
4. New Belmont High School public presentation #5 and interactive design discussion held at Belmont High School, Belmont MA at 7:00pm on December 14th, 2017

The presentation materials for each meeting, meeting minutes, and summary materials related to the Project are available locally for public review at:

1. <http://www.belmont.k12.ma.us/bps/Committee>
2. <http://www.belmont-ma.gov/belmont-high-school-building-committee>
3. <http://www.belmont-ma.gov/belmont-high-school-building-project>

To the best of my knowledge and belief, each of the meetings listed above complied with the requirements of the Open Meeting Law, M.G.L. c. 30A, §§ 18-25 and 940 CMR 29 *et seq.*

If you have any questions or require any additional information, please contact Thomas Gatzunis, Daedalus Projects Inc. tgatzunis@dpi-boston.com or (617) 451 2717.

By signing this Local Action and Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.

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By:

Title: Chief Executive Officer

Date:

By:

Title: Superintendent of Schools

Date:

By:

Title: Chair of the School Committee

Date: