

AGENDA FOR THE
BELMONT HIGH SCHOOL BUILDING COMMITTEE

DATE OF MEETING: TUESDAY, JANUARY 16, 2018

TIME OF MEETING: 7:00PM

LOCATION: CHENERY MIDDLE SCHOOL, LARGE COMMUNITY ROOM
95 WASHINGTON STREET, BELMONT, MA 02478

1. Call to order
2. Minutes of previous meetings
3. Comments from Belmont residents
4. Update on Project costs (Tom Gatzunis)
5. Funding the Project (Floyd Carman)
6. Costs for K-8 schools (John Phelan)
7. Preliminary Site Design Updates (Brooke Trivas)
8. Future Building Committee meetings (Bill Lovallo)
9. New business
10. End meeting

Agenda Item #1

Call To Order

Agenda Item #2

Minutes of previous meetings

BELMONT HIGH SCHOOL BUILDING COMMITTEE

MEETING #33

January 9, 2018

BELMONT HIGH SCHOOL

7:00 PM

BHS Building Committee Members Attending:

Chair Lovallo; Members: Adam Dash, Tom Caputo, Bob McLaughlin, John Phelan, Chris Messer, Dan Richards, Pat Bruschi, Emma Thurston, Diane Miller, and Jamie Shea

BHSBC Members Absent: Phyllis Marshall, Joe DeStefano, Joel Mooney

Board of Selectmen Attending: Chair Jim Williams and Adam Dash

Board of Selectmen Absent: Mark Paolillo

School Committee Attending: Chair Lisa Fiore, Susan Burgess-Cox, Catherine Bowen, Thomas Caputo, Andrea Prestwich, and Murat Bicer

The meeting was a joint meeting with the School Committee and Board of Selectmen in which the Belmont High School Building Committee was presented an overview of the District Grade Configuration work that the School Department has been undertaking.

1. Call to Order

The Belmont High School Building Committee meeting was called to order at 7:05 p.m. by Chair Lovallo. A count of attendees totaled 73 in addition to the Building Committee, School Committee, and Board of Selectmen.

2. Presentation of Grade Configuration Options by School Department

Superintendent John Phelan presented the School Department work on district configuration studies. Mr. Phelan explained how the High School configuration affects the entire K-12 district and the School Department has been examining what those possible impacts will be.

Mr. Phelan explained the possible District grade configurations that fall into 5 categories:

1. Option 1: K-4, 5-8, 9-12 (existing conditions)
2. Option 2: K-4, 5-7, 8-12 (8, 9-12)
3. Option 3: K-4, 5-7, 8-12 (8-9, 10-12)
4. Option 4: K-3, 4-6, 7-12 (7-8, 9-12)
5. Option 5: K-3, 4-6, 7-12 (7-9, 10-12)

Mr. Phelan briefly reviewed the work that was done with visioning, surveys, meetings, etc. Much of this work was previously presented at the December 9th meeting. Mr. Phelan then cited some of the research that the School Department has read regarding grade configurations and number of moves from K-12. Several articles spoke to the impact to students socially and academically. Mr. Phelan noted that there was no consistency in the actual grade groupings. Rather, the articles generally stated that as much as a school move has an impact on students, the greater impact is the environment that is created for those students. This can have more of an impact on the students than the move itself.

Mr. Phelan noted that the School Department has reviewed the grade configuration options through the lens of educational appropriateness, space needs (both short term and long term), financial costs to Town (both short term and long term), and timeline to meet the District's challenges. Mr. Phelan noted that at this time, the preferred configuration has consistently been 7-12, although no decisions have been made and the School Department continues to discuss all three options.

Mr. Phelan then answered questions from the School Committee and the public regarding this presentation.

3. Presentation of Lower School Space Options by School Department

Mr. Phelan explained that the School Department retained the Design firm of SMMA to perform studies on the remaining District schools (the 4 elementary schools and the middle school) to provide recommendations for properly accommodating the students that do not get located at the new High School. He noted that they have examined the schools, met with principals and staff, and explored options in the district for building adjustments to meet the growing student enrollment.

The assumptions used included:

- 360 students in each grade level
- no modular classrooms
- all schools accommodating art, music, physical education, special education, EL's and LABBB

Each elementary school will contain a maker/innovation space to support the planned learning path at the upper levels. Chenery and Wellington will retain their Community rooms.

Classroom population is to be based on the room sizes and uses MSBA guidelines which limits classroom sizes to 23 students (with appropriate space) except for K which is limited to 18. These numbers are in line with the Belmont class size guidelines.

Considering those factors when one examines the entire district, the schools become “right-sized” which Mr. Phelan explains is the adjustment necessary to meet the target criteria. Existing schools will then see a reduction in student capacity from today’s number requiring more classrooms to be added to the District. The net total number of students in K-8 requiring new space accommodating is 704 -- with 318 students requiring new space at the Chenery School and 386 at the four elementary schools.

Mr. Phelan then explained that SMMA examined all 5 Options for the HS project (explained previously) and offered solutions for space needs in the remaining 5 buildings. A 6th option was added, which was a new elementary school, however Mr. Phelan noted that there is currently no space available in Belmont to construct a new elementary school. He explained that the 6th option would allow K-5 in the elementary schools, 6-8 in the middle school, and 9-12 in the high school.

Mr. Phelan then summarized each solution by option. Some areas require light renovation, which can include minor changes such as modifying interior classroom setups. Some areas require comprehensive renovations, which involve moving walls and MEP systems, possible additions to cafeteria and gym, and upgrades for ADA. A summary of the solutions followed:

Option 1:

- renovations in Burbank along with an addition

Option 1:

- renovations in Burbank along with an addition
- renovations in Butler along with an addition
- no work in Wellington, renovation in Winn Brook
- renovations in Chenery along with addition
- total project cost is \$54-\$66M

Option 2/3 (A):

- renovations in Burbank along with an addition
- renovations in Butler along with an addition
- no work in Wellington
- renovation in Winn Brook
- no work in Chenery
- total project cost is \$39.5-\$47.5M

Option 2/3 (B):

- renovations in Burbank

Option 2/3 (B):

- renovations in Burbank
- renovations in Butler
- no work in Wellington
- renovation in Winn Brook along with addition
- no work in Chenery
- total project cost is \$41-\$48.5M

Option 4/5:

- renovations in Burbank
- renovations in Butler
- no work in Wellington
- renovation in Winn Brook
- renovations in Chenery
- total project cost is \$18-\$25.5M

Option 6:

Option 6:

- renovations in Burbank
- renovations in Butler
- no work in Wellington
- renovation in Winn Brook
- renovations in Chenery
- construction of a new school
- total project cost is \$72-\$82.5M

Mr. Phelan noted that there is currently no vehicle for moving any of these projects forward. There is no committee formed, no funding in place for design, and there are other projects currently in the Belmont pipeline. Therefore, the reality is that these solutions outlined above will not come to fruition until well after the HS is complete. He also noted that for Option 4/5, the solution to accommodate the anticipated students in the current buildings, with no requirement for capital projects, seems possible given that the schools will all see a reduction in population and the needed adjustments can be reduced and/or phased in the future.

Mr. Phelan then answered questions from the School Committee and the public regarding this presentation.

4. Discussion of School Impact

Mr. Phelan asked principals of four of the District's six schools to comment on the challenges they see currently in their school, the opportunities that the "right sizing" of their school will bring, and their opinion of the configuration options being proposed. The following principals provided comments:

Dr. Tricia Clifford, Burbank Principal

Janet Carey, Winn Brook Principal

Dan Richards, Belmont High School Principal

Michael McAllister, Chenery Middle School Principal

Mr. Phelan then answered questions from the School Committee and the public regarding this presentation.

5. Related Meeting Documents

1. Presentation Slides on District Configuration prepared by School Department
2. Presentation Slides on Grade Configuration Study prepared by SMMA

4. End Meeting

The meeting ended at 9:00 p.m. by Mr. McLaughlin

Agenda Item #3

Comments from Belmont
residents

Agenda Item #4

Update on Project costs (Tom Gatzunis)

BELMONT HS - CONCEPT COST SUMMARY - PDP
 DAEDALUS PROJECTS INC.
 Updated 01/16/18 Rev. 1

		Scheme A		Scheme B		Scheme C	
Grade Configuration		9-12		8-12		7-12	
Enrollment		1,470		1,845		2,215	
existing SF		257,120		257,120		257,120	
proposed SF Add/Reno		343,494		393,561		451,575	
proposed SF New		311,619		363,186		422,700	
		Construction Cost	Project Cost	Construction Cost	Project Cost	Construction Cost	Project Cost
1	Renovation of existing only	\$101,192,523	\$124,740,654	N/A	N/A	N/A	N/A
	Belmont Cost		\$92,308,084				
	Per Sq Ft.	\$393.56	\$485.15				
2.1	Major Renovation/Minor Addition Maintains existing Fieldhouse/Pool & Auditorium	\$189,169,735	\$235,962,169	\$204,901,307	\$255,626,634	\$237,611,855	\$296,514,819
	Belmont Cost		\$174,612,005		\$189,163,709		\$219,420,966
	Per Sq Ft.	\$550.72	\$686.95	\$520.63	\$649.52	\$526.18	\$656.62
2.3	Minor Renovation/Major Addition Maintains existing Fieldhouse/Pool	\$199,105,693	\$248,382,116	\$221,456,334	\$276,320,418	\$250,992,630	\$313,240,788
	Belmont Cost		\$183,802,766		\$204,477,109		\$231,798,183
	Per Sq Ft.	\$579.65	\$723.10	\$562.70	\$702.10	\$555.82	\$693.66
2.4	Minor Renovation/Major Addition Maintains existing Fieldhouse/Pool	\$194,625,389	\$242,781,736	\$218,874,896	\$273,093,620	\$248,368,872	\$309,961,090
	Belmont Cost		\$179,658,485		\$202,089,279		\$229,371,207
	Per Sq Ft.	\$566.60	\$706.80	\$556.14	\$693.90	\$550.01	\$686.40
3.1	New Construction West Side of BHS Demo BHS, New Gym & Auditorium. No Pool	\$188,311,282	\$233,639,103	\$211,361,213	\$262,451,516	\$237,856,311	\$295,570,389
	Belmont Cost		\$172,892,936		\$194,214,122		\$218,722,088
	Per Sq Ft.	\$604.30	\$749.76	\$581.96	\$722.64	\$562.71	\$699.24

Information as of:

October 2017
Board Meeting

Estimated Construction & Total Project Cost Data at Schematic Design [ON OR AFTER JANUARY 1, 2014]
High Schools

The information and data contained in this spreadsheet, for construction projects starting January 2014, is based on the MSBA's review of construction cost estimates, contracts and other documentation provided by cities, towns, and regional school districts. This information and data is intended for informational purposes only. The data may have changed based on actual construction bids or contract amendments, for example, and the MSBA shall have no responsibility or duty to update any of the information contained in this spreadsheet. Please contact the Districts for the most current information. The MSBA hereby disclaims any and all liability and responsibility that may arise in connection with the information contained in this spreadsheet. This spreadsheet may include a preliminary review of scope exclusions but all costs identified are subject to review and audit by the MSBA and may not be eligible for reimbursement by the MSBA.

Date Board Approved		Oct-12	Oct-13	Jul-13	Jan-14	Jul-14	Jul-14	Jun-15	Jan-16	Jan-16
District	Greater Lowell	Winchester	Berkshire Hills	North Middlesex**	Holbrook	Plymouth	Pittsfield	Billerica	Minuteman Regional	
School Name	Greater Lowell RTHS	Winchester High School	Monument Mountain Regional HS	Regional High School	Holbrook Jr./Sr. High School	Plymouth South High School	Taconic High School	Billerica Memorial HS	Minuteman Regional Vocational Technical HS	
Construction Type	Repair	Add/Reno	Add/Reno	New	New	New	New	New	New	
Enrollment	1,990	1,370	570	870	1,095	1,005	920	1,610	628	
GSF	505,766	309,142	137,380	180,530	217,353	248,081	246,520	325,191	257,745	
Assumed Start of Construction	Mar-14	Jun-14	Nov-14	May-15	Nov-15	Jun-15	Jan-16	Feb-17	Aug-17	
OPM	Joslin, Lesser & Associates, Inc.	Skanska USA Building, Inc.	Strategic Building Solutions, LLC	Heery International, Inc.	SMMA	Ted Gentry Associates	Skanska	KV Associates, Inc.	Skanska	
Designer	KBA Architects	Symmes Maini & McKee Associates	SMMA	Symmes Maini & McKee Associates	Flansburg Associates	AJ3 Architects LLC	Drummy Rosanne Anderson, Inc.	Perkins+Will	Kaestle Boos Associate, Inc.	
Cost Estimator	Atlantic Construction & Management	AM Fogarty, Inc.	PM&C	A.M. Fogarty, Inc.	PM&C	PM&C	Gilbane	PM&C	PM&C	
Division #	Description of Work	Total Cost								
A	Substructure	\$583,645	\$2,250,990	\$1,065,264	\$3,560,992	\$2,531,769	\$3,993,470	\$2,491,962	\$3,519,889	\$6,018,571
B	Shell	\$10,186,500	\$19,046,044	\$7,189,937	\$14,024,734	\$16,057,582	\$19,439,662	\$18,777,964	\$20,602,363	\$20,391,786
B10	Superstructure	\$703,420	\$3,689,083	\$1,238,330	\$5,055,274	\$9,504,027	\$8,862,654	\$8,465,685	\$12,929,882	\$8,674,615
B20	Exterior Enclosure	\$4,394,050	\$12,443,753	\$1,784,661	\$6,882,134	\$7,147,168	\$8,768,249	\$7,715,637	\$14,082,289	\$8,246,516
B2010	Exterior Walls	\$1,882,165	\$8,665,814	\$276,948	\$3,966,375	\$5,023,603	\$5,862,988	\$6,373,942	\$8,625,095	\$8,246,516
B2020	Exterior Windows	\$2,239,285	\$3,595,520	\$1,350,617	\$1,728,357	\$2,025,365	\$2,581,898	\$1,183,935	\$5,323,374	
B2030	Exterior Doors	\$272,600	\$184,410	\$157,096	\$187,402	\$98,200	\$323,363	\$157,780	\$133,620	
B30	Roofing	\$5,089,030	\$2,911,208	\$4,166,946	\$3,087,326	\$2,406,387	\$2,008,759	\$2,596,642	\$2,590,192	\$3,470,455
C	Interiors	\$4,530,640	\$13,429,636	\$5,063,669	\$8,987,130	\$10,410,725	\$12,961,512	\$12,416,341	\$16,793,857	\$13,748,466
D	Services	\$19,286,748	\$25,929,654	\$11,339,242	\$14,568,287	\$19,130,764	\$22,000,045	\$23,287,917	\$29,610,267	\$25,631,184
D10	Conveying	\$15,000	\$240,000	\$51,800	\$79,843	\$182,300	\$213,150	\$295,000	\$327,000	\$365,350
D20	Plumbing	\$1,600,685	\$3,869,317	\$1,490,641	\$1,923,161	\$3,017,750	\$3,097,714	\$3,085,466	\$4,310,240	\$3,556,628
D30	HVAC	\$8,830,788	\$13,068,172	\$5,076,014	\$8,819,124	\$8,365,590	\$7,993,730	\$9,000,522	\$11,597,500	\$11,305,292
D40	Fire Protection	\$2,286,604	\$1,453,858	\$601,605	\$768,616	\$814,450	\$1,069,800	\$1,305,931	\$1,622,980	\$1,238,678
D50	Electrical/Utilities	\$6,553,671	\$7,298,307	\$4,118,952	\$4,978,543	\$6,750,674	\$9,625,651	\$9,610,998	\$11,752,547	\$9,165,036
E	Furnishings & Fixed Equipment	\$2,026,320	\$3,206,606	\$1,966,965	\$3,081,919	\$2,480,265	\$2,217,620	\$3,029,004	\$5,872,590	\$5,883,466
	Building Value Engineering									
	Building Subtotal	\$36,613,853	\$63,862,930	\$26,625,077	\$44,223,062	\$50,611,105	\$60,612,309	\$60,013,188	\$85,398,966	\$71,673,473
F	Special Construction & Demo	\$2,963,289	\$5,223,227	\$1,547,513	\$3,326,174	\$1,583,140	\$1,949,100	\$3,257,268	\$7,045,280	\$3,209,008
G	Other Site Construction	\$1,188,558	\$7,033,731	\$2,448,700	\$6,640,382	\$8,212,630	\$8,320,686	\$8,293,358	\$13,223,137	\$8,784,416
G10	Site Preparation	\$135,812	\$2,548,718	\$375,400	\$1,730,917	\$1,282,844	\$1,913,708	\$2,923,933	\$2,322,677	\$2,457,415
G20	Site Improvements	\$603,340	\$3,368,554	\$1,085,800	\$2,702,201	\$4,258,749	\$4,559,260	\$3,258,432	\$7,501,210	\$3,622,404
G30	Mechanical Utilities	\$413,406	\$764,845	\$512,300	\$1,881,170	\$2,042,057	\$1,575,718	\$1,469,335	\$1,729,100	\$1,323,697
G40	Electrical Utilities	\$46,000	\$351,614	\$475,200	\$326,094	\$628,980	\$272,000	\$641,658	\$1,670,150	\$1,381,000
	Other Site Construction				\$43,798		\$50,000			
	Subtotal	\$40,775,700	\$76,119,888	\$30,621,290	\$54,233,416	\$60,406,875	\$70,882,095	\$71,613,814	\$105,667,383	\$83,666,897
Z	Mark-Ups	\$9,872,520	\$21,035,587	\$8,607,400	\$12,581,367	\$15,779,664	\$10,207,021	\$19,764,068	\$28,766,422	\$26,840,326
Z	Insurance	\$1,419,606	\$1,640,376		\$583,735	\$1,155,422		\$354,410	\$1,171,170	\$1,572,592
Z	Subcontractor Bond	\$300,000			\$682,000			\$637,939		\$1,139,006
Z	Design & Pricing Contingency	\$4,577,111	\$8,575,064	\$3,441,000	\$6,105,889	\$5,783,066	\$3,544,105	\$8,325,257	\$10,566,738	\$8,366,689
Z	General Conditions	\$2,242,664	\$3,510,000	\$3,788,800	\$4,140,000	\$3,840,000	\$3,898,515	\$5,783,556		\$9,004,650
Z	Overhead & Profit / GMP Fee	\$1,333,139	\$4,480,376	\$695,600	\$1,197,233	\$2,832,526	\$1,772,052	\$1,981,229	\$3,064,354	\$3,485,700
Z	GMP Contingency		\$2,829,771			\$2,168,650		\$1,787,069	\$2,700,186	\$3,271,689
	Construction Subtotal	\$50,648,220	\$97,155,475	\$39,228,690	\$66,814,783	\$76,186,539	\$81,089,116	\$91,377,882	\$134,433,805	\$110,507,223
	Project Scope Adjustments					\$3,648,701				
Z	Escalation to Construction Mid-Point	\$2,517,411	\$3,780,135	\$2,341,300	\$2,014,943		\$2,675,943	\$6,379,491	\$6,340,043	\$8,693,669
	Total Construction Cost	\$53,165,631	\$100,935,610	\$41,569,990	\$68,829,726	\$79,835,240	\$83,765,059	\$97,757,373	\$140,773,848	\$119,200,892
	Cost per Square Foot	\$106	\$127	\$103	\$131	\$137	\$138	\$137	\$143	\$146
Bid Alternates		\$183,012				\$404,800	\$4,398,483	\$495,000		\$6,516,200
CM Pre-Construction Services		\$500,000				\$600,000		\$250,000		\$420,000
Construction Contingency	\$2,658,262	\$5,055,931	\$3,139,000	\$3,458,986	\$4,012,002	\$4,188,253	\$3,484,613	\$7,150,111	\$5,000,000	\$11,393,800
Designer	\$5,685,298	\$10,848,500	\$4,950,000	\$7,893,000	\$9,135,000	\$7,706,049	\$10,230,985	\$15,085,710	\$15,085,710	\$11,393,800
OPM & other Professional services	\$1,926,000	\$3,642,500	\$2,520,650	\$4,096,860	\$3,125,756	\$3,030,333	\$3,537,370	\$5,004,648	\$4,173,183	\$4,173,183
FF&E/IT	\$1,000,000	\$4,932,000	\$1,468,000	\$3,132,000	\$3,942,000	\$3,741,000	\$4,098,050	\$5,071,500	\$1,507,200	\$1,507,200
Legal Fees		\$100,000	\$15,000	\$21,000	\$120,000	\$100,000	\$100,000	\$100,000	\$0	\$0
Other Soft Costs	\$275,000	\$3,220,000	\$505,000	\$961,608	\$990,000	\$270,000	\$250,000	\$1,250,000	\$2,035,396	\$2,035,396
Owner's Contingency	\$600,000	\$505,593	\$1,500,000	\$691,797	\$802,400	\$550,823	\$1,161,538	\$1,311,472	\$1,192,009	\$1,192,009
	Total Project Budget ***	\$65,310,211	\$129,923,146	\$55,667,640	\$89,084,977	\$102,967,198	\$107,800,000	\$121,294,929	\$175,997,289	\$151,438,680
Bid Alternates		\$183,012				\$404,800	\$4,398,483	\$495,000	\$0	\$6,516,200
Ineligible Costs & Contingency				\$3,831,650	\$2,770,689	\$3,213,650	\$3,565,602	\$2,507,039	\$5,930,038	\$3,807,991
Scope Exclusions	\$125,000		\$26,074,548		\$19,883,308	\$18,689,894	\$12,019,699	\$25,539,786	\$40,644,736	\$40,095,359
	Basis for Total Facilities Grant	\$65,185,211	\$103,665,586	\$51,835,990	\$66,430,980	\$80,658,854	\$87,816,216	\$92,753,104	\$129,422,515	\$101,019,130
	Reimbursement Rate	76.84%	42.92%	48.52%	60.63%	69.12%	53.37%	80.00%	56.99%	44.75%
	Maximum Facilities Grant	\$50,088,316	\$44,493,270	\$25,150,823	\$40,210,027	\$55,751,400	\$46,867,514	\$74,202,483	\$73,757,891	\$45,206,061

** North Middlesex Regional HS - The Maximum Facilities Grant reflects the recovery of \$67,076.

*** Total Project Budget Value includes the cost of Alternates.

Information as of:

October 2017
Board Meeting

Estimated Construction & Total Project Cost Data at Schematic Design [ON OR AFTER JANUARY 1, 2014]
High Schools

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Date Board Approved		May-16	Feb-17	Jun-17	Aug-17	Oct-17	
District		Stoughton	Somerville	Saugus**	Cape Cod *	Middleborough+	TOTAL
School Name		Stoughton High School	Somerville High School	Saugus High School	Cape Cod Regional Technical HS	Middleborough HS	
Construction Type		New	New	New	New	New	ALL
Enrollment		1,065	1,590	1,360	650	720	HIGH
GSF		214,600	369,496	269,070	220,880	166,650	HIGH
Assumed Start of Construction		Jul-17	Jan-18	Feb-18	Dec-20	Dec-17	SCHOOLS
OPM		Compass Project Management	PMA	PMA	Colliers International	Compass Project Management, Inc.	
Designer		Drumme Rosanne Anderson, Inc.	SMMA	HMFH	Drumme Rosane Anderson, Inc.	Drumme Rosane Anderson, Inc.	
Cost Estimator		PM&C	PM&C	PM&C	Rider Levett Bucknall	Miyakoda Consulting	
Division #	Description of Work				Total Cost		
A	Substructure	\$2,960,617	\$6,035,897	\$4,691,092	\$5,278,100	\$4,198,828	\$49,181,186
B	Shell	\$18,749,872	\$35,855,220	\$23,089,994	\$20,993,600	\$14,745,626	\$268,150,984
B10	Superstructure	\$7,774,475	\$12,519,992	\$10,938,079	\$7,838,500	\$6,146,235	\$101,140,450
B20	Exterior Enclosure	\$8,312,029	\$17,722,553	\$8,414,509	\$10,281,100	\$6,521,892	\$122,718,540
B2010	Exterior Walls	\$5,952,208	\$12,835,308	\$5,639,968	\$5,092,100	\$4,507,560	\$82,950,588
B2020	Exterior Windows	\$2,245,709	\$4,681,245	\$3,632,103	\$4,863,200	\$1,850,400	\$37,301,017
B2030	Exterior Doors	\$114,112	\$206,000	\$142,440	\$325,800	\$163,932	\$2,468,935
B30	Roofing	\$2,663,468	\$6,612,675	\$2,737,407	\$2,874,000	\$2,077,499	\$44,291,994
C	Interiors	\$14,700,692	\$21,475,775	\$18,632,387	\$13,306,500	\$10,815,632	\$177,274,962
D	Services	\$19,574,104	\$43,459,701	\$26,094,271	\$22,861,600	\$16,602,130	\$319,385,914
D10	Conveying	\$405,000	\$740,000	\$350,000	\$225,000	\$310,520	\$3,798,960
D20	Plumbing	\$2,727,760	\$8,971,978	\$3,651,465	\$3,309,000	\$2,055,770	\$43,967,975
D30	HVAC	\$8,141,729	\$19,949,221	\$11,402,776	\$9,562,500	\$6,365,693	\$136,478,651
D40	Fire Protection	\$1,021,835	\$2,755,200	\$987,025	\$1,088,100	\$992,625	\$18,007,307
D50	Electrical Utilities	\$7,277,780	\$15,043,302	\$9,803,005	\$8,677,000	\$6,877,517	\$117,533,013
E	Furnishings & Fixed Equipment	\$6,526,368	\$4,739,258	\$4,613,668	\$2,697,200	\$4,179,675	\$48,510,942
	Building Value Engineering						\$0
	Building Subtotal	\$58,510,773	\$111,565,951	\$77,121,412	\$65,139,000	\$50,541,889	\$862,512,988
F	Special Construction & Demo	\$3,015,750	\$5,156,145	\$5,160,025	\$2,513,900	\$2,969,000	\$54,298,819
G	Other Site Construction	\$8,783,777	\$21,944,804	\$13,337,293	\$9,237,900	\$11,160,446	\$128,618,819
G10	Site Preparation	\$2,071,146	\$6,434,250	\$1,637,040	\$2,043,000	\$1,179,290	\$29,506,151
G20	Site Improvements	\$4,674,490	\$12,818,914	\$8,984,703	\$4,512,500	\$6,580,306	\$68,530,863
G30	Mechanical Utilities	\$908,445	\$1,856,668	\$1,933,225	\$2,356,100	\$1,881,104	\$20,647,070
G40	Electrical Utilities	\$1,129,696	\$634,972	\$852,320	\$326,300	\$919,750	\$9,885,734
	Other Site Construction		\$0		\$0	\$0	\$93,799
	Subtotal	\$70,310,390	\$144,046,900	\$95,618,730	\$76,890,806	\$64,671,335	\$1,045,525,423
Z	Mark-Ups	\$21,286,127	\$38,483,421	\$27,285,689	\$21,125,900	\$15,090,574	\$276,726,068
Z	Insurance	\$988,762	\$2,373,693	\$2,650,551	\$1,473,400	\$763,536	\$28,582,397
Z	Subcontractor Bond	\$1,074,742	\$3,484,770		\$842,000	\$501,261	\$9,932,015
Z	Design & Pricing Contingency	\$7,304,276	\$11,567,703	\$10,039,967	\$8,810,600	\$6,170,233	\$103,277,698
Z	General Conditions	\$7,619,380	\$14,268,470	\$5,760,000	\$4,613,400	\$5,326,895	\$73,816,428
Z	Overhead & Profit / GMP Fee	\$2,579,380	\$3,645,605	\$5,621,982	\$5,286,500	\$2,328,551	\$40,204,127
Z	GMP Contingency	\$1,719,587	\$3,123,280	\$3,313,180	\$0	\$0	\$20,913,421
	Construction Subtotal	\$91,596,427	\$182,530,321	\$122,904,419	\$98,016,700	\$79,761,909	\$1,322,251,509
	Project Scope Adjustments						\$3,648,701
Z	Escalation to Construction Mid-Point	\$5,632,303	\$18,521,389	\$4,780,937	\$6,207,100	\$3,007,989	\$70,892,653
	Total Construction Cost	\$97,228,730	\$199,051,710	\$127,685,356	\$104,223,800	\$82,769,898	\$1,396,792,863
	Cost per Square Foot	\$453	\$539	\$475	\$472	\$497	
Bid Alternates		\$3,732,461	\$0	\$0	\$0	\$812,500	\$16,542,458
CM Pre-Construction Services		\$150,000	\$696,198	\$400,000	\$0	\$0	\$3,266,198
Construction Contingency		\$4,036,448	\$12,764,470	\$7,046,121	\$3,126,700	\$4,138,496	\$69,261,412
Designer		\$10,551,120	\$22,805,171	\$13,708,536	\$11,050,549	\$9,202,200	\$150,245,919
OPM & other Professional services		\$3,629,642	\$10,096,958	\$5,286,306	\$3,737,832	\$3,059,110	\$56,867,155
FF&ET		\$2,756,000	\$5,096,000	\$4,896,000	\$3,306,500	\$2,543,040	\$47,489,250
Legal Fees		\$20,000	\$10,000	\$25,000	\$0	\$20,000	\$611,000
Other Soft Costs		\$462,000	\$3,790,000	\$705,000	\$743,800	\$516,000	\$15,973,804
Owner's Contingency		\$972,287	\$1,672,199	\$968,234	\$1,873,700	\$413,849	\$14,215,901
	Total Project Budget ***	\$123,540,688	\$255,962,704	\$160,729,553	\$128,062,881	\$103,475,101	\$1,771,265,997
Bid Alternates		\$0	\$0	\$0	\$0	\$0	\$11,997,495
Ineligible Costs & Contingency		\$3,066,161	\$8,783,438	\$7,509,936	\$2,158,241	\$3,315,374	\$50,459,807
Scope Exclusions		\$34,324,555	\$82,551,497	\$39,159,674	\$32,207,304	\$29,504,859	\$400,820,219
	Basis for Total Facilities Grant	\$86,149,972	\$164,647,771	\$114,059,943	\$93,697,336	\$70,654,868	\$1,307,988,476
	Reimbursement Rate	60.66%	75.29%	67.24%	45.46%	61.29%	
	Maximum Facilities Grant	\$52,258,573	\$123,963,307	\$65,830,204	\$42,585,439	\$43,304,369	\$783,669,678

* Cape Cod RTHS - The Maximum Facilities Grant reflects the recovery of \$77,779.

** Saugus High School - The Maximum Facilities Grant reflects the recovery of \$1,740,668.

+ Middleborough High School - The Maximum Facilities Grant reflects the recovery of \$4,578.

*** Total Project Budget Value includes the cost of Alternates.

Agenda Item #5

Funding the Project (Floyd
Carman)

BELMONT HIGH SCHOOL BUILDING PROJECT

TOTAL COST CATEGORIES (RANGE)		
	Low	High
Project Cost 100%	\$248.4M	\$313.2M
MSBA Reimbursement	64.6M	81.4M
Belmont Cost 74%	\$183.8M	\$231.8M

TOTAL FINANCING COST (RANGE)		
4% Interest, 30 Year Amortization, Level Payment		
	Low	High
Principal	\$183.8M	\$231.8M
Interest 4%	135.1M	170.3M
TOTAL	\$318.9M	\$402.1M

YOUR REAL ESTATE PROPERTY TAX EFFECT		
	Low	High
Per 100k Assessed Value	\$146.00	\$184.00
Cost Per \$1.0M Average Assessed Value	\$1,460.00	\$1,840.00

Agenda Item #6

Costs for K-8 schools (John
Phelan)

Summary of Potential K-8 Costs for Right- Sizing Schools

Option 1 - New High School 9-12; Middle and Elementary schools need additions		
	<i>Elementary & Middle School Total</i>	\$54 - \$66M
Option 2 & 3 - New High School 8-12, Chenery becomes grades 5-7, Elementary K-4's need additions		
	<i>A) Elementary & Middle School Total</i>	\$39.5 - \$47.5M
	<i>B) Elementary & Middle School Total</i>	\$41 - \$48.5M
Option 4 & 5 - New High School 7-12, Chenery becomes grades 4-6, Elementary K-3's are right sized		
	<i>Elementary & Middle School Total</i>	\$18 - \$25.5M
Option 6 - New High School 9-12; Chenery becomes grades 6-8; Construct a new Elementary School		
	<i>Elementary & Middle School Total</i>	<div> <div>\$68.5 - \$75.5M</div> <div>Includes revised amount for Chenery from 1/9/18 presentation from \$3.5-\$7M to \$0.</div> </div>

Agenda Item #7

Preliminary Site Design Updates
(Brooke Trivas)

Agenda Item #8

Future Building Committee
meetings (Bill Lovallo)

Agenda Item #9

New business

OPTIONS

		Compliance Factors													
		1. Ed Program Compliance	2. Traffic/ Site Circulation	3. Parking	4. Neighborhood Impact/ Shadows	5. Design Flexibility	6. Site Access	7. Phasing Complexity	8. Fields Accommodation	9. Duration Schedule	10. Impact to Students Phasing	11. Sustainability	12. Civic Benefits	13. Permit/ Zoning	14. Rail Impact
2.1	Major Renovation, Minor Addition														
2.3	Major Addition, West Addition														
2.4	Major Addition, South Addition														
3.1	New Construction, West of BHS														

- Positive impact (3 points)
- Neutral (2 points)
- Negative impact (1 point)

1/16/2018

Compliance Factors

1. Ed Program Compliance – how effective/efficient can this design be at meeting the Ed Program
2. Traffic/ Site Circulation – how well can the design accommodate good traffic and circulation solutions on site
3. Parking – does the design provide a good solution for distributed parking with successful adjacencies to building and fields
4. Neighborhood Impact/ Shadows – how does the physical massing affect the neighborhood
5. Design Flexibility – how accommodating is the design in providing flexibility for changes in use over time
6. Site Access – how accommodating can the site design be when addressing neighborhood traffic issues
7. Phasing Complexity – how challenging will phasing be for construction
8. Fields Accommodation – how well does the site design accommodate the needs of the outside athletic programs
9. Duration Schedule – how much impact does phasing have on the construction schedule for this design
10. Impact to Students Phasing – How does the design solution reduce the impact on student/staff due to construction phasing
11. Sustainability – how accommodating will the design be to achieving high energy efficiency and low operating costs relative to baseline occupancy requirements
12. Civic Benefits – how beneficial to civic uses is this design
13. Permit/ Zoning – how will the process of permitting and zoning approvals be affected by the site/ building design
14. Rail Impact – how will the train noise be perceived inside the building

Agenda Item #10

End meeting