SOMERSET MIDDLE SCHOOL

SMS

SMS Community Forum #8

Ai3 Architects, LLC
CGA Project Management

April 14, 2021

School Committee

Christopher Godet, Chair
Michael McDonald, Vice Chair
Victor Machado, Jr.
Robert Gaw
Shauna Geary

School Building Committee

Michael Botelho	Resident & Former School Committee Member
Richard Brown	Town Administrator
Kathleen Byers	Middle School Teacher
Dr. Pauline Camara	Middle School Principal
Carlos Campos	Supervisor of Buildings and Grounds
Chris Godet	Chairman of School Committee
Elizabeth Haskell	Director of Curriculum and Assessment
Robert Lima	Resident & Former Water Department Superintendent
Victor Machado, Jr.	Chairman of Building Committee & School Committee Member
Holly McNamara	Chairperson of Board of Selectmen
Steven Medeiros	Resident & Project Architect
Nicole Mello	Middle School Content Coordinator
Cassey Monte	Middle School Special Education Coordinator
Nick Raffa	Member at Large
Kevin Scanlon	Resident & Licensed Massachusetts Construction Supervisor
Ira Schaefer	Middle School Assistant Principal
Jeffrey Schoonover	Vice Chairman of Building Committee & Superintendent of Schools
Ronald Tarro	Director of Business and Finances
James Teixeira	Advisory and Finance Committee Member

Board of Selectmen

Holly McNamara, Chair
Lorne Lawless
Allen Smith

architects Ai3

CGA PROJECT MANAGEMENT

SMS SOMERSET MIDDLE SCHOOL

Massachusetts School Building Authority

Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

Districts

Construction Professionals

MSBA Building Process

Module 1
ELIGIBILITY PERIOD

Module 2
FORMING THE PROJECT TEAM

Module 3
FEASIBILITY STUDY

Module 4
SCHEMATIC DESIGN

Module 5
FUNDING THE PROJECT

Module 6
DETAILED DESIGN

Module 7
CONSTRUCTION

Module 8
COMPLETING THE PROJECT

SMS | Project Timeline

2017

SOI #1
Statement of Interest

March 9, 2017

Base Repair improvements (window/door replacement & HVAC/ boiler replacement) at the existing Middle School.

REJECTED

2018

RESUBMITTED SOI
Statement of Interest

October 31, 2018

- **Accepted into the Core Program**
- **Invited into Feasibility Study & Schematic Design modules**

APPROVED

83 ***SOIs submitted in 2017***

15 ***SOIs invited into MSBA Program*** *(Eligibility Period)*

18% ***of annual Core Program entrants were accepted***

2019

Feasibility Study

- *Existing conditions assessments*
- *Site analysis & investigation*
- *Educational visioning and programming with staff, administration, and students*
- *Conceptual cost projections*

24 different options evaluated

2020

Schematic Design
Single Project Solution

April 27, 2020

- **School Committee**
- **School Building Committee**
- **Board of Selectmen**

UNANIMOUS APPROVAL

6-8 New Construction

2021

Independent Cost Estimates

PM&C

DAEDALUS

Town's Financial Advisor / Tax Impact Analysis

HilltopSecurities
A Hilltop Holdings Company

Estimated Total Project Cost

$85 Million

Estimated Town Share

$52 Million

SOMERSET MIDDLE SCHOOL

SMS

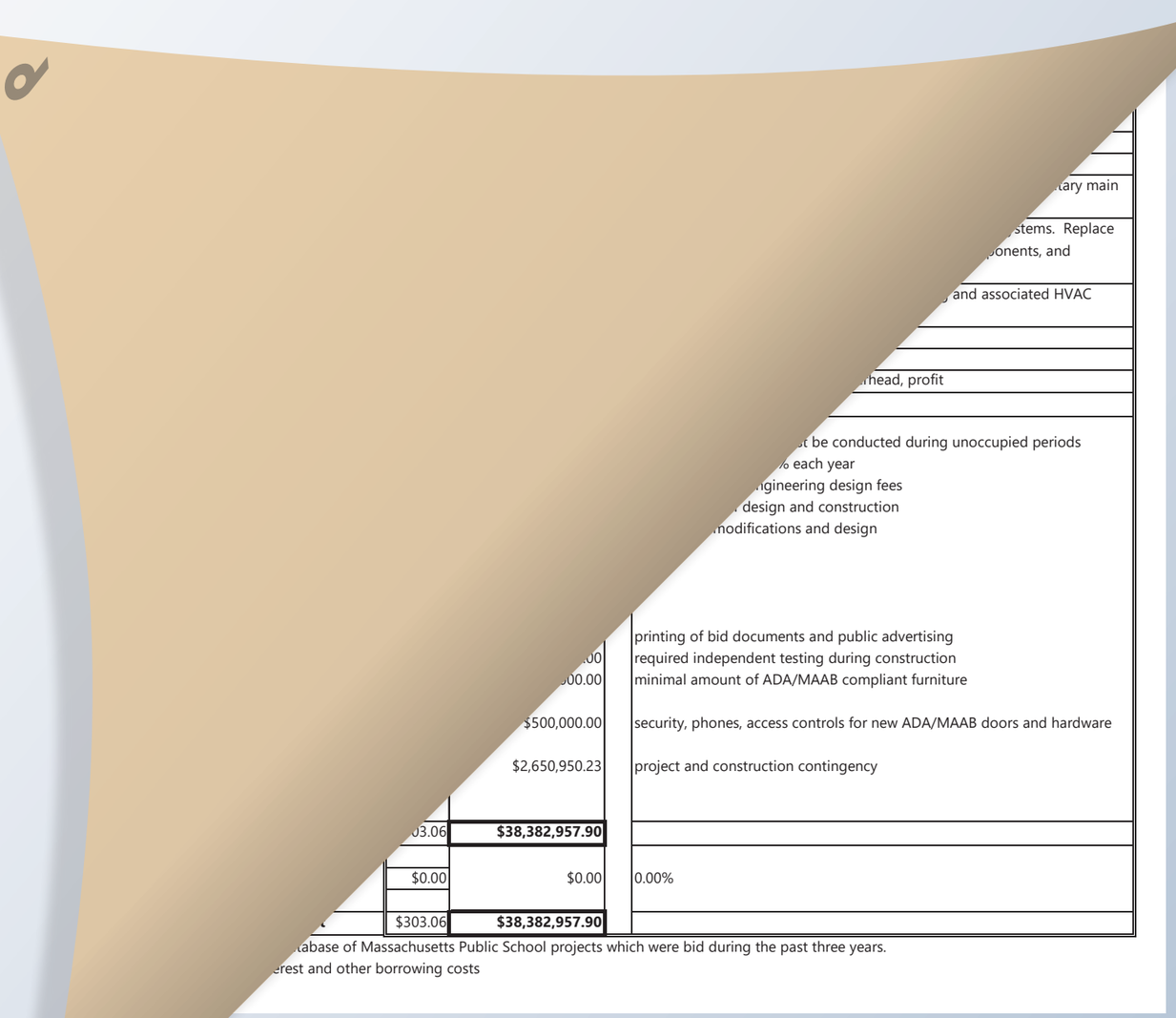
Base Repair
(Code Required Upgrades)

6-8 Addition / Renovation

6-8 New Construction

SOMERSET MIDDLE SCHOOL

Why the Base Repair option is NOT a fiscally responsible, educationally appropriate, long-term solution.



			...tary main
			...stems. Replace
			...ponents, and
			...and associated HVAC
			...rhead, profit
			...t be conducted during unoccupied periods
			...% each year
			...ngineering design fees
			...design and construction
			...modifications and design
			printing of bid documents and public advertising
		...00	required independent testing during construction
		...000.00	minimal amount of ADA/MAAB compliant furniture
		$500,000.00	security, phones, access controls for new ADA/MAAB doors and hardware
		$2,650,950.23	project and construction contingency
		03.06	**$38,382,957.90**	
		$0.00	$0.00	0.00%
		$303.06	**$38,382,957.90**	

...tabase of Massachusetts Public School projects which were bid during the past three years.
...erest and other borrowing costs

Somerset Middle School	Updated 4.6.21		BASE REPAIR OPTION Existing 1964-1969 Buildings: 126,650 gsf Renovation - Code and Regulatory compliance	
	126,650 sf		Major systems requiring replacement	
	Cost/SF	Cost		Comments
Sitework		$625,000.00		MA Accessibility compliance on parking, sidewalks, field access, building entries
Demolition		$316,625.00		All major building entries require modifications, as they are elevated from the adjacent exterior grade. Selective demolition for access to replacement of building systems. ADA/MAAB modifications to door entries, corridors, toilets
Asbestos Removal		$650,000.00		contained selective abatement
Lead Removal		$85,000.00		contained selective abatement at exterior windows
Concrete		$275,000.00		sidewalk/entry/stair/ramping/modifications
Masonry		$1,125,000.00		Masonry repointing and repair at exterior. Masonry modification to interior door openings ADA/MAAB compliance. Replacement of deteriorated locations at exterior lintels
Structural Steel		$425,000.00		Masonry modification related to removal / replacement of plumbing systems Seismic modifications at building interior.
Light gage Framing		$325,000.00		Interior modifications for ADA/MAAB compliance. Restore selective demo areas where systems have been replaced.
Misc. Metals		$126,650.00		Exterior lintel restoration and/or replacement @ windows, doors and louvers
Stair and Ramps		$275,000.00		ADA/MAAB compliance on stairs and landings
Rough Carpentry		$55,100.00		Misc. rough blocking at elec./mech. Modifications, door openings, casework, etc.
Finish Carpentry		$120,000.00		Repairs at areas modified for accessibility
Waterproof/Sealants		$68,000.00		replace exterior sealants at joints
Insulation				
Roofing/Flashing		$2,659,650.00		Roof Replacement
Doors (Wood & HM)		$89,500.00		Interior doors, exterior doors & Fire rated doors required for compliance
Alum. Entrances		$195,300		Replace aluminum storefronts at entries
Alum. Windows		$950,000		Replacement of existing exterior windows
Door Hardware		$145,000.00		ADA/MAAB compliance
Glass & Glazing		$52,200.00		Rated glass required at fire door assemblies
Drywall		$550,000.00		Interior modifications for ADA/MAAB compliance. Restore selective demo areas where systems have been replaced.
Fire Proofing		$55,000.00		System utility penetrations in rated walls
Ceramic / Quarry Tile		$250,000.00		Bathroom plumbing walls, adjacent to entries, and handicap toilet modifications
Acoustical Ceilings		$949,875.00		Full Replacement of existing ceiling system due to disturbance associated with systems replacement and ACM removal.
Acoustical Panels				
Wood Flooring		$200,000.00		Replacement of existing (buckling) wood athletic flooring
Resilient Flooring		$105,500.00		Selective replacement where door entries have been modified for accessibility, removal of delaminating asbestos vinyl floor tile
Carpet				
Painting		$379,950.00		
Theatrical Equipment		$225,000.00		Equipment, lighting and rigging modifications required for code compliance
Misc. Specialties		$75,000.00		Interior ADA/MAAB signage
Food Service Equip.		$85,000.00		Some reconfiguration and equipment replacement required for code compliance
Gym Equipment		$75,000.00		

Somerset Middle School	Updated 4.6.21		BASE REPAIR OPTION Existing 1964-1969 Buildings: 126,650 gsf Renovation - Code and Regulatory compliance	
	126,650 sf		Major systems requiring replacement	
	Cost/SF	Cost		Comments
Casework / Fixed		$275,000.00		ADA/MAAB modifications to non-compliant cabinets, counters, casework
Auditorium seating		$275,000.00		ADA/MAAB Compliance modifications at Auditorium Seating (150 seats - approx. 25%)
Gym Bleachers		$250,000.00		ADA/MAAB Compliance modifications at Gymnasium
Fire Protection		$1,076,525.00		Installation of new system to meet current code compliance
Plumbing		$1,963,075.00		toilet fixture replace, vacuum break, domestic code upgrade, sanitary main replacement, hot water code upgrade
HVAC		$4,432,750.00		Replace non-compliant and non-functioning ventilation systems. Replace deteriorated boiler system and necessary heating components, and automatic temperature controls.
Electrical & Telecom.		$3,166,250.00		Code requried upgrades to power, data, lighting and associated HVAC system.
Total Building cost	$176.29	$22,326,950.00		
Total Site cost	$4.93	$625,000.00		
General Conditions	15.5%	$3,557,552.25		Contractor General Conditions, overhead, profit
Total Building & Site	$209.31	**$26,509,502.25**		
Construction Phasing		$1,377,117.00		Estimated 6% - Work must be conducted during unoccupied periods
Escalation Allowance		$2,185,235.53		Estimated 4 years at 2% each year
A/E Fees		$3,048,592.76		architectural and engineering design fees
Owner's Project Manager (OPM) fees		$1,590,570.14		Management of design and construction
Topographical survey		$35,000.00		For exterior modifications and design
Geotech investigation		$0.00		
Permitting		$75,990.00		
Move Management				
Owner admin. Costs		$55,000.00		
Printing / Advertising		$30,000.00		printing of bid documents and public advertising
Construction testing		$25,000.00		required independent testing during construction
Furniture & Equipment		$300,000.00		minimal amount of ADA/MAAB compliant furniture
Owner Technology		$500,000.00		security, phones, access controls for new ADA/MAAB doors and hardware
Project Contingency		$2,650,950.23		project and construction contingency
Project Management/Commissioning				
Total Project Cost	$303.06	**$38,382,957.90**		
MSBA Reimbursement	$0.00	$0.00		0.00%
Total Cost to Town of Somerset	$303.06	**$38,382,957.90**		

* Costs are derived from a database of Massachusetts Public School projects which were bid during the past three years.
* Costs do not include interest and other borrowing costs

Compliance Thresholds

Existing Middle School Assessed Value (2021)

According to the Town of Somerset's Assessors Database

$20,257,200

Total:

$23,210,300

Building:

$20,257,200

Land:

$2,953,100

Threshold Values for Massachusetts Architectural Access Board (MAAB) & State Fire Code Compliance

Accessibility

If cost of renovation exceeds

$6,077,160* (30%)

(in any 3 year period)

Fire Protection

If cost of renovation exceeds

$6,684,876* (33%)

(in any 5 year period)

OR if renovation area exceeds

7,500 square feet

NFPA®

** Value based on 2021 building assessment and will change if the assessment changes.*

** The assessed building value is used for the compliance thresholds in the example since the "full and fair cash value" is unknown.*

Example Base Repair Scenarios

Roof Replacement

+ Masonry	$**50,000**
+ Rough Carpentry	$**150,000**
+ Waterproof/Sealants	$**75,000**
+ PV Removal & Re-installation	$**1,008,000**
+ Roofing/Flashing	$**2,659,650**
+ Walkway Pads/Ladders	$**45,000**
+ Acoustical Ceilings	$**50,000**
+ Plumbing	$**50,000**
+ HVAC	$**150,000**
+ Electrical & Telecom	$**150,000**
+ General Conditions	$**680,086**
+ Soft Costs (phasing, escalation, fees, permitting, admin. costs, testing, technology, and contingency)	$**1,756,712**

$6-7 Million

Window/Door Replacement

+ Demolition	$**75,000**
+ Asbestos Removal	$**250,000**
+ Lead Removal	$**85,000**
+ Masonry	$**150,000**
+ Misc. Metals	$**126,650**
+ Rough Carpentry	$**55,100**
+ Finish Carpentry	$**25,000**
+ Waterproof/Sealants	$**70,000**
+ Aluminum Entrances	$**195,300**
+ Aluminum Windows	$**912,180**
+ Door Hardware	$**156,000**
+ Drywall	$**25,000**
+ Acoustical Ceilings	$**25,000**
+ Painting	$**50,000**
+ HVAC	$**50,000**
+ Electrical & Telecom	$**75,000**
+ General Conditions	$**360,411**
+ Soft Costs (phasing, escalation, fees, permitting, admin. costs, testing, technology, and contingency)	$**967,110**

$3.5-4.5 Million

HVAC Replacement

+ Demolition	$**250,000**
+ Asbestos Removal	$**850,000**
+ Concrete	$**30,000**
+ Masonry	$**50,000**
+ Structural Steel	$**100,000**
+ Light Gauge Metal Framing	$**75,000**
+ Misc. Metals	$**50,000**
+ Rough Carpentry	$**25,000**
+ Waterproof/Sealants	$**68,000**
+ Fire Proofing	$**55,000**
+ Acoustical Ceilings	$**696,575**
+ Painting	$**50,000**
+ Plumbing	$**949,875**
+ HVAC	$**4,432,750**
+ Electrical & Telecom	$**2,533,000**
+ General Conditions	$**1,583,356**
+ Soft Costs (phasing, escalation, fees, permitting, admin. costs, testing, technology, and contingency)	$**4,515,680**

$14-16 Million

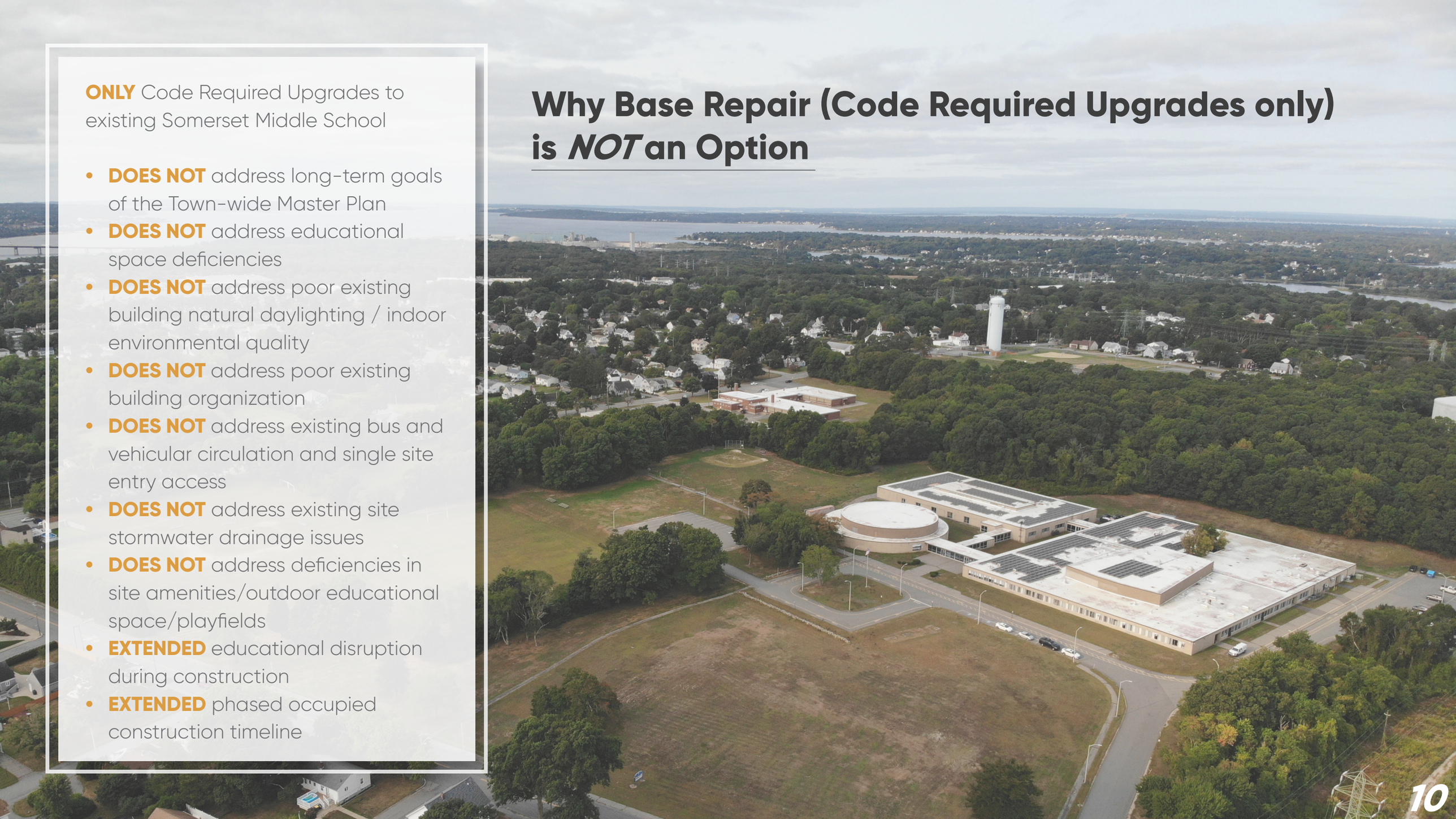
Two of these scenarios will trigger compliance thresholds...

=$37-40 Million **to make all repairs necessary for accessibility, fire protection, and code compliance**

Why Base Repair (Code Required Upgrades only) is *NOT* an Option

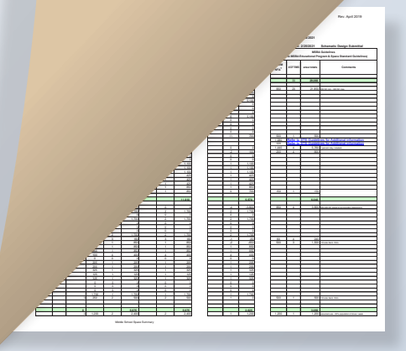
ONLY Code Required Upgrades to existing Somerset Middle School

- **DOES NOT** address long-term goals of the Town-wide Master Plan
- **DOES NOT** address educational space deficiencies
- **DOES NOT** address poor existing building natural daylighting / indoor environmental quality
- **DOES NOT** address poor existing building organization
- **DOES NOT** address existing bus and vehicular circulation and single site entry access
- **DOES NOT** address existing site stormwater drainage issues
- **DOES NOT** address deficiencies in site amenities/outdoor educational space/playfields
- **EXTENDED** educational disruption during construction
- **EXTENDED** phased occupied construction timeline



SOMERSET MIDDLE SCHOOL

How did the District determine the right size program for the proposed middle school project & how does it compare with other new middle schools in the Commonwealth?



ocused

ooms

Education spaces
full integration to
e inclusion programs,
apy, small group pull-out and

propriate quantity and size music
spaces to fulfill the district's current highly
ed arts, music, and band programs, and
gns with the Massachusetts Arts Curriculum
Framework and the STEAM (Science, Technology,
Engineering, Arts, and Math) conscious curriculum.

- Includes supplemental space for Engineering Technology testing, storage, and office.
- At the MSBA's request, the Stage NSF was reallocated to "Other" category and the "Staff Lunch Room" NSF was allocated to "Core Academic" category.
- Includes a state of the art 400 seat performance auditorium with a 1,600 SF stage with access to an exterior performance space to accommodate the winter and spring concerts for all grades, two to four end-of-year performances, and a two-night drama production.

Somerset Middle School Program Requirements

Space Summary Categories	*Somerset MS Gross Square Footage*	*MSBA Space Guidelines (590 students)*	*Over/Under MSBA Template*
Core Academic	**31,885**	**29,060**	**2,825**
Special Education	**11,610**	**6,040**	**5,570**
Art & Music	**5,675**	**3,050**	**2,625**
Vocations & Technology	**4,800**	**4,320**	**480**
Health & Physical Education	**8,400**	**8,400**	**0**
Media Center	**3,773**	**3,773**	**0**
Dining & Food Service	**6,712**	**8,559**	**-1,847**
↳ (Student Dining)	4,425	4,425	0
Medical	**610**	**610**	**0**
Administration & Guidance	**3,240**	**3,240**	**0**
Custodial & Maintenance	**2,065**	**2,065**	**0**
Other (Auditorium)	**4,450**	**0**	**4,450**
Building Floor Area INCLUDING grossing factor *(1.49)*	**124,200 sf**	**103,675 sf**	**20,525 sf**

- Includes spaces to support the educational program and vision established by the District, including:
  1. Grade-level, Hands-on, Project-Based Innovation Labs to promote STEAM focused curriculum
  2. Teacher Collaboration spaces
  3. Health and Wellness Classrooms
- Includes appropriate Special Education spaces specific to the District with full integration to support the needs of the inclusion programs, speech/testing, therapy, small group pull-out, and support.
- Includes appropriate quantity and size music and art spaces to fulfill the District's current highly enrolled arts, music, and band programs, and aligns with the Massachusetts Arts Curriculum Framework and the STEAM (Science, Technology, Engineering, Arts, and Math) conscious curriculum.
- Includes supplemental space for Engineering Technology testing, storage, and office.
- At the MSBA's request, the "Stage" NSF was reallocated to "Other" category and the "Staff Lunch Room" NSF was allocated to "Core Academic" category.
- Includes a state-of-the-art 400-seat performance auditorium with a 1,600 SF stage with access to an exterior performance space to accommodate the winter and spring concerts for all grades, two to four end-of-year performances, and a two-night drama production.

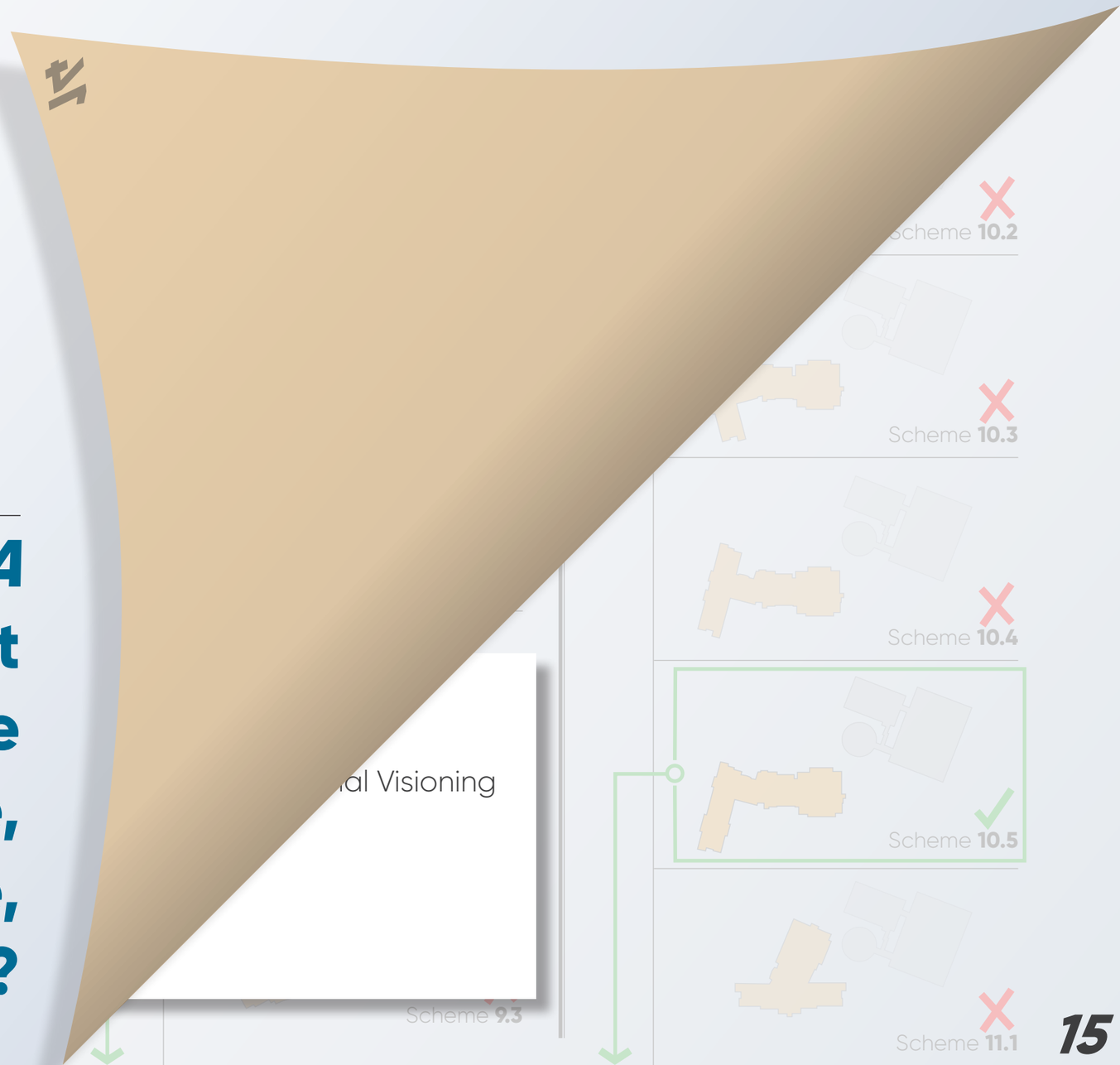
New Middle Schools in Massachusetts

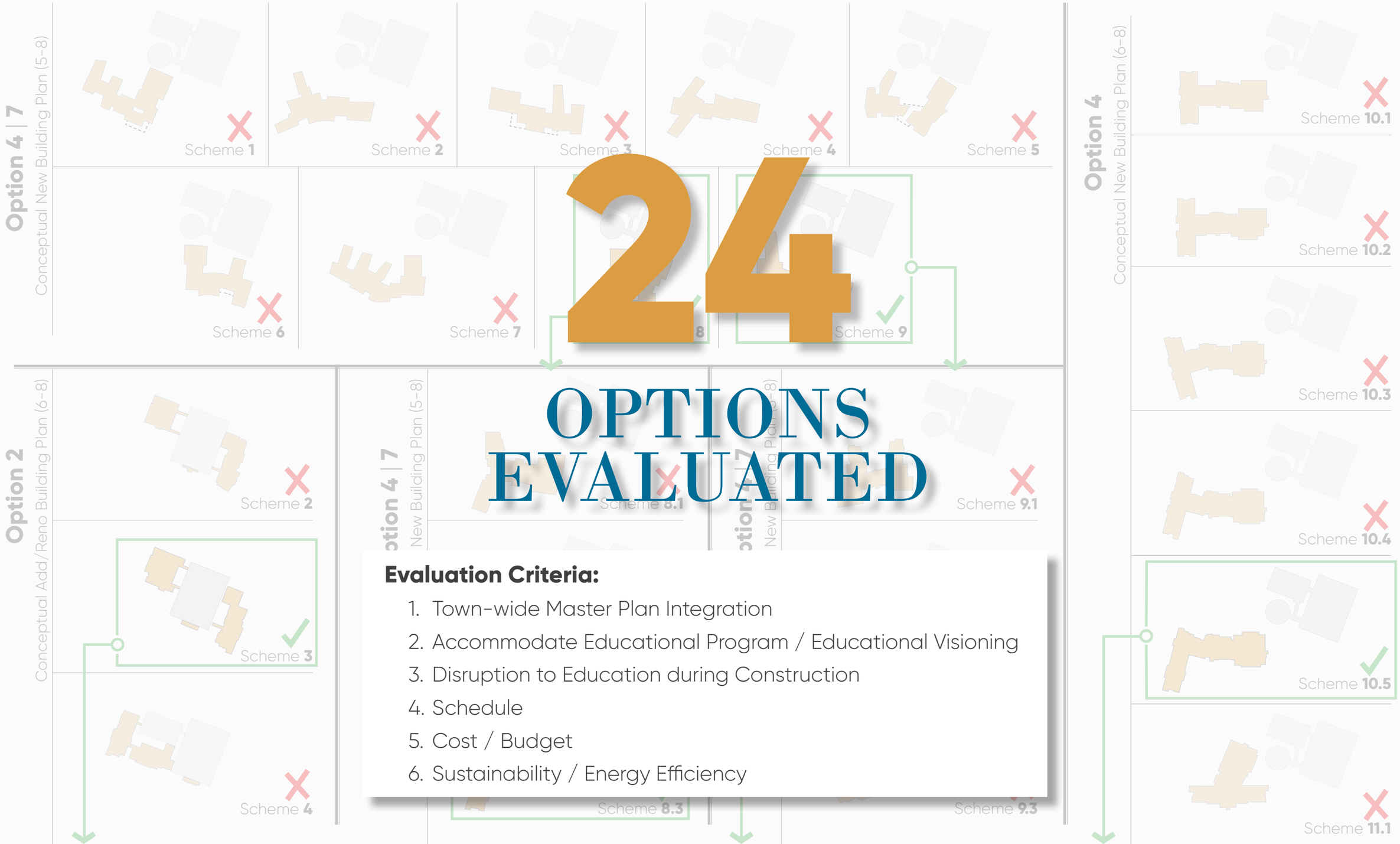
with enrollment between 300 and 800

	School	*Approved Enrollment*	*MSBA Approved Building Size (GSF)*	*MSBA Guidelines (GSF)*	*% over MSBA*	*GSF/ Student*
Boston	**Dearborn MS/HS** | 2016	600	128,304 SF	103,714 SF	**19.2%**	**214**
Braintree	**South MS** | 2020	800	145,846 SF	128,000 SF	**12.2%**	182
Mount Greylock	**Mt. Greylock Regional MS/HS** | 2017	535	133,070 SF	95,549 SF	28.2%	249
Framingham	**Fuller MS** | 2019	630	136,970 SF	107,280 SF	21.7%	**217**
Auburn	**Auburn MS** | 2014	560	100,395 SF	98,720 SF	1.7%	179
Wachusett	**Mountain View MS** | 2014	800	126,200 SF	128,200 SF	-1.6%	158
Chicopee	**Dupont MS** | 2014 (Reno)	825	176,425 SF	132,000 SF	25.2%	**214**
Chelsea	**Clark Avenue School** | 2016	670	116,235 SF	111,794 SF	3.8%	173
Scituate	**Gates Intermediate School** | 2015	710	164,803 SF	116,034 SF	29.6%	232
Quincy	**South-West Quincy MS** | 2017	430	95,732 SF	80,594 SF	**15.8%**	223
Triton	**Pine Grove** | 2018	415	87,674 SF	78,316 SF	**10.7%**	**211**
Worcester	**Nelson Place** | 2016	600	111,256 SF	103,714 SF	6.8%	185
	Average	**631**	**126,909** SF	**106,993** SF	**14.4%**	**203**
Somerset	**Somerset MS** | 2021	590	124,200 SF	103,675 SF	**17.5%**	**211**

SOMERSET MIDDLE SCHOOL

What *EVALUATION CRITERIA* was used to determine that New Construction is the most fiscally responsible, educationally appropriate, long-term solution?





24 OPTIONS EVALUATED

Evaluation Criteria:

1. Town-wide Master Plan Integration
2. Accommodate Educational Program / Educational Visioning
3. Disruption to Education during Construction
4. Schedule
5. Cost / Budget
6. Sustainability / Energy Efficiency

Project Evaluation Criteria / Matrix

	Project Evaluation Criteria / Matrix	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
	Somerset Public Schools, Somerset MA							
	12.16.2019	Base Repair	6-8 Add/Reno	6-8 Add/Reno (Auditorium)	6-8 New	5-8 Add/Reno	5-8 Add/Reno (Auditorium)	5-8 New
1	Does the option integrate the current Town-wide Economic Masterplan attributes directly related to the Middle School site?	0	10	8	10	10	8	10
2	Does the option sustain and/or expand playfield opportunities for the school and community?	0	8	6	10	8	6	10
3	Does the option reconfigure the existing Somerset Middle School site to maximize indoor/outdoor space and amenities? The opportunities include: outdoor activity zone (educational space), outdoor dining area, amphitheater, fitness and running trails, and an outdoor entry plaza.	0	8	8	10	8	8	10
4								
5								
6								
7								
8								
9								
10								
11								
12	Does the option provide sufficient 21st Century educational space for middle school students within the Town of Somerset? Specifically, creating the much-needed project labs and hands-on learning environments with fully integrated classrooms, as identified in the educational visioning sessions and educational program, and which are grossly absent from the existing middle school facility.	0	6	8	10	6	8	10
13	Does the option create the necessary adjacencies, program areas, transparency, exhibit space, and other key elements that were identified in the educational visioning and programming process, and that were deemed vital to an appropriate 21st Century learning environment?	0	4	6	10	4	6	10
14	Does the option create the necessary program space and adjacencies to support critical team teaching, collaboration, and parent engagement, which were identified in the educational visioning and programming process, and which were deemed vital to an appropriate 21st Century learning environment?	0	4	6	10	4	6	10
15	Does the option provide a middle school environment that includes all of the necessary program space and adjacencies to achieve the highly detailed goals and guiding principles established in the educational plan and the educational visioning workshops? Specifically, addressing the ideal educational environment for the serviced student population and any of their specialized needs.	0	4	6	10	4	6	10
16	Does the option provide swing space to eliminate the need for phased occupied construction?	0	8	6	10	8	8	10
17	Does the option avoid complicated and educationally disruptive phased occupied construction, which would negatively impact the teaching and learning environments during construction?	0	0	0	8	0	0	8
18	Does the option minimize impact to the educational environment by limiting construction duration? (Shorter construction durations, which minimize impact to the school and community, are obviously more desirable.)	0	6	0	10	2	0	10
19	Does the option provide future expansion possibilities?	0	10	10	10	10	10	10
20								
21								
22								
23								
24								
25								
26								
27	Does the option create a middle school that will allow the 5/6 grade or 6th grade population to co-exist with the 7/8 grade population? Does the option resolve current adjacency challenges in the existing building by allowing all grade levels to share resources and educational opportunities, while simultaneously maintaining the necessary separations?	0	4	4	10	4	4	10
28	Is the proposed option educationally appropriate, fiscally responsible, and does it provide a solid long-term solution to school and facility needs in the Town?	0	8	0	10	8	0	10
	TOTALS	0	191	157	276	185	159	278

Base Repair

0%

0 points

Addition / Renovation

68%

191 points

New Construction

98%

276 points

out of 280 possible points

Design Options Comparison

	Base Repair	Addition / Renovation	New Construction
Evaluation Criteria			
Does it integrate the Town-wide economic Master Plan?	✗	✓	✓
Does it accommodate the Educational Program and Educational Visioning?	✗	✗	✓
Does it minimize disruption to Education during construction?	✗	✗	✓
Does it provide the most efficient Construction Schedule?	✗	✗	✓
Does it provide the most fiscally responsible solution?	✗	✓	✓
Does it provide the most sustainable, energy efficient solution?	✗	✗	✓
Estimated Costs			
Estimated Construction Duration (Building only)	**Unknown**	**42 months**	**24 months**
Estimated Total Construction Cost	$**23 million**	$**74 million**	$**69 million**
Estimated Total Project Cost	$**37 million**	$**91 million**	$**85 million**
Estimated Total Town Share	*$37-$40 million	$55 million	$52 million
Estimated Tax Impact per Month (per $100,000 property value)		$**8.50**	$**8**
Estimated Tax Impact per Year (per $100,000 property value)		$**103**	$**97**

* • ***Includes Window/Door and Boiler/HVAC replacement projects that were previously rejected by the MSBA as part of the SOI application review, as the deficiencies that required attention were more significant.***

- ***MSBA reimbursement is UNKNOWN since the Base Repair projects were rejected by the MSBA.***
- ***Base Repair projects only include code required upgrades and do not include educational improvements.***
- ***Assumes 4 years of escalation at 2% each year.***

Conclusion

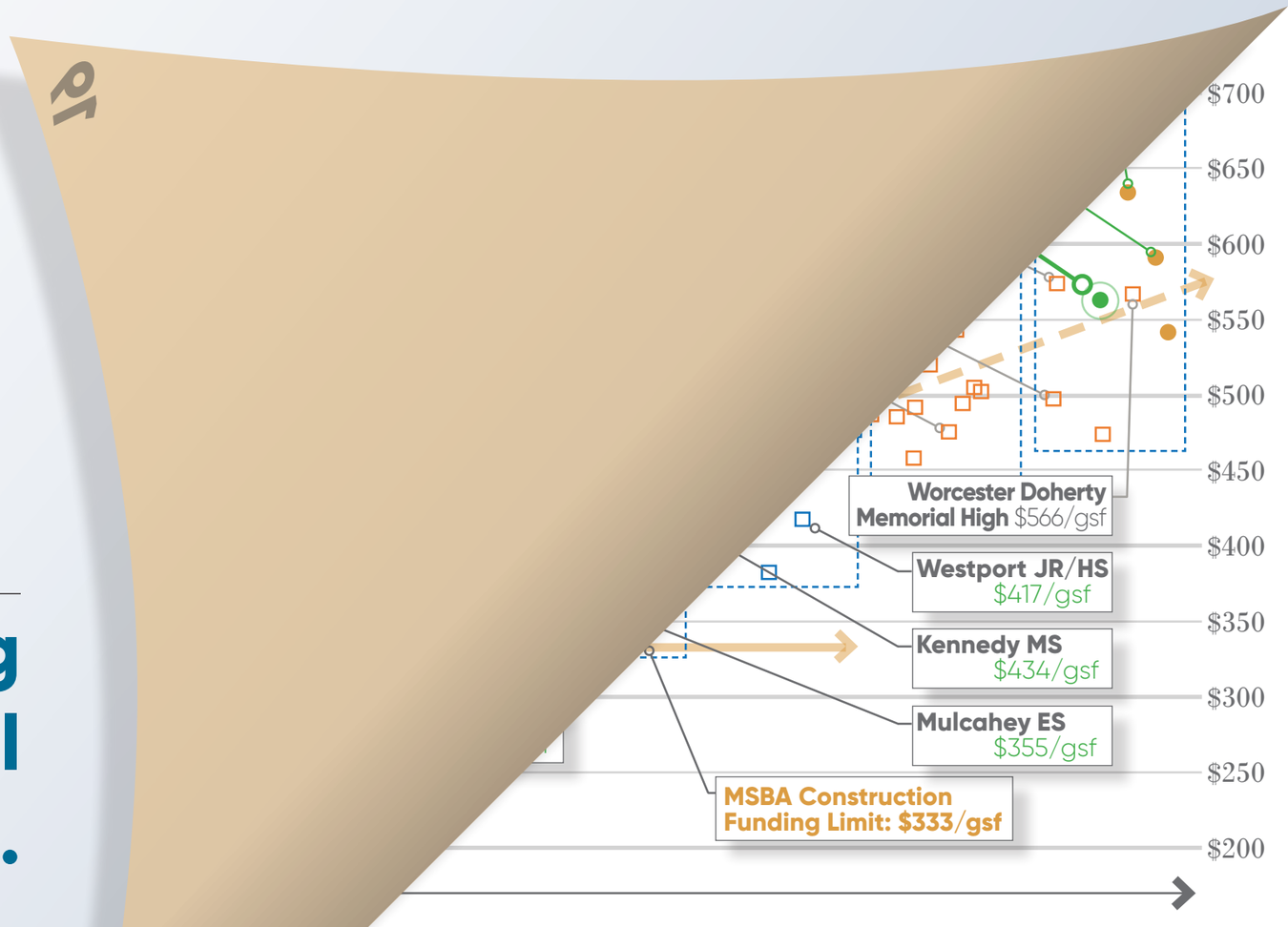
Somerset & the Massachusetts School Building Authority

New Construction of a **NEW 124,200 GSF** middle school, serving grades 6-8 is:

- ***right-sized***
- ***fiscally responsible***
- ***educationally appropriate***
- ***safe, sound, and sustainable***
- ***community asset***

SOMERSET MIDDLE SCHOOL

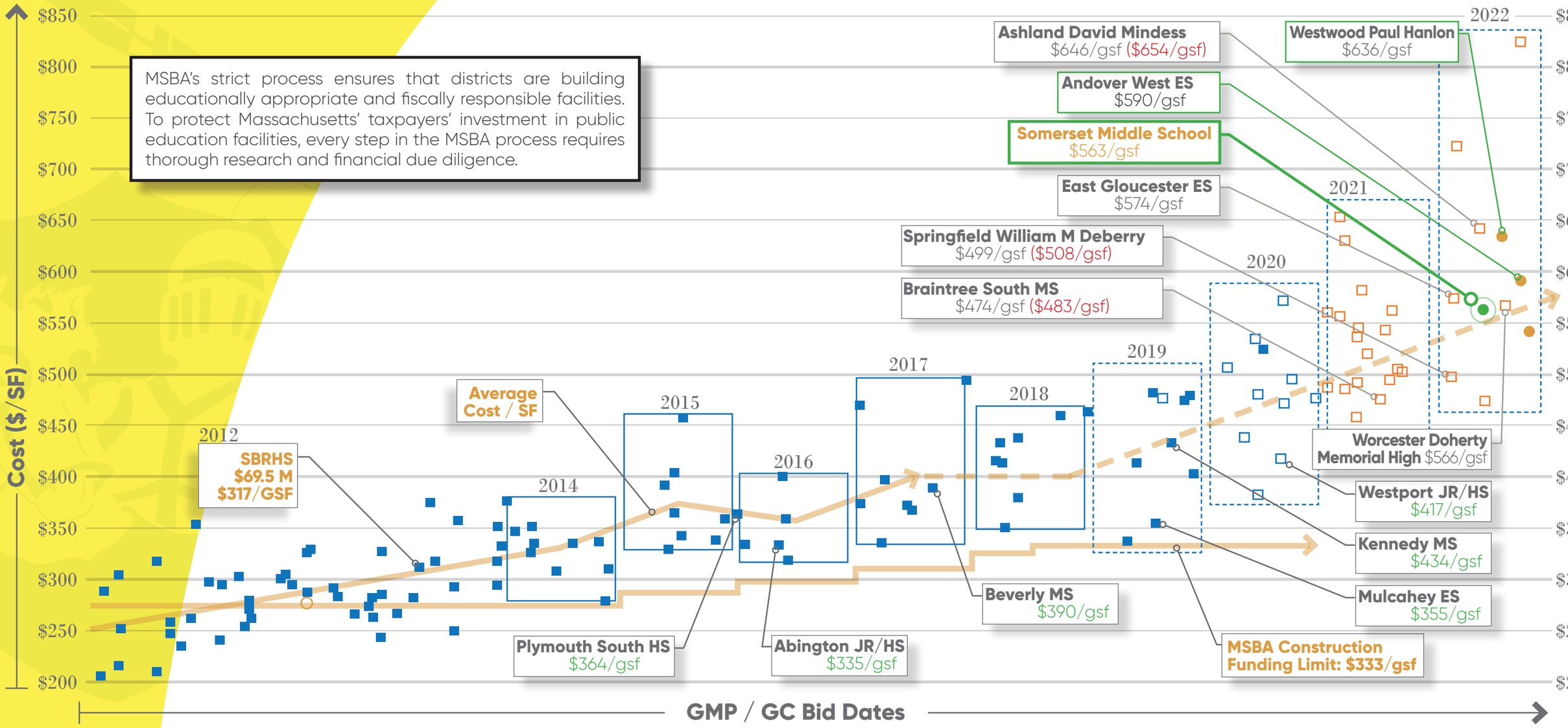
Establishing and Maintaining the Construction and Total Project Budgets...



AVERAGE CONSTRUCTION COST $$/GSF FOR PROJECTS BIDDING IN 2022.....**$550 per square foot**

Note: *Analysis is based on PSR estimates and all are escalated to SMS anticipated building schedule*

MSBA's strict process ensures that districts are building educationally appropriate and fiscally responsible facilities. To protect Massachusetts' taxpayers' investment in public education facilities, every step in the MSBA process requires thorough research and financial due diligence.



New Construction PSR
New Construction SD
New Construction Bid
New Construction PFA Amended
$ Ai3 / CGA Projects

AVERAGE CONSTRUCTION COST $$/GSF FOR PROJECTS BIDDING IN 2022.....**$550 per square foot**

Note: *Analysis is based on PSR estimates and all are escalated to SMS anticipated building schedule*

SMS SOMERSET MIDDLE SCHOOL

School Construction Costs: MA Publicly Funded School Projects

Preliminary Cost Projections

	School	*Scope*	*Approved Enrollment*	*Total Project Budget*	*Total Cost/ GSF*	*Effective Reimbursement Rate*
Andover	**West Elementary School**	New	1,055	$**151,661,968**	$**590**	**24.7**%
Westwood	**Paul R. Hanlon Elementary School**	New	560	$**87,820,386**	$**636**	**20.1**%
Somerset	**Somerset Middle School**	New	590	$**85,020,490**	$**563**	**36.2**%

What is the ESTIMATED COST of the Proposed Project?

Project Design Phase	100% Schematic Design February 2021 Grades 6-8
	124,200 GSF
Estimated Construction Cost	$**69,956,365**
Estimated Total Project Cost	$**85,020,490**
Estimated Town Share	$**52,420,736**

Estimates assume a construction start of Summer 2022

Approximately **$563 / square foot** Construction Cost (Including Add Alt #**1** PV reinstall)

1. *Third party cost estimates are not represented as the final construction costs, as the information they are based on are Schematic Design drawings.*
2. *Estimates assume public bidding under Chapter 149 (Design-Bid-Build) of the MGL.*
3. *Estimated Town Share does not include $800,000 for the Feasibility Study previously approved by the Town.*

Design Process: Budget Checkpoints

BUDGET ESTABLISHED

SD

100% Schematic Design

$**69,956,365**
Est. Total Construction Cost

$**85,020,490**
Est. Total Project Cost

DD

100% Design Development

60%

Construction Documents

90%

Construction Documents

PM&C

Independent 3rd Party Construction Cost Estimates are established at each stage of the Design Process

AEDALUS

Over $**4.5 Billion**
in projects estimated in the last **10** years

PM&C's pricing on average

0.50%

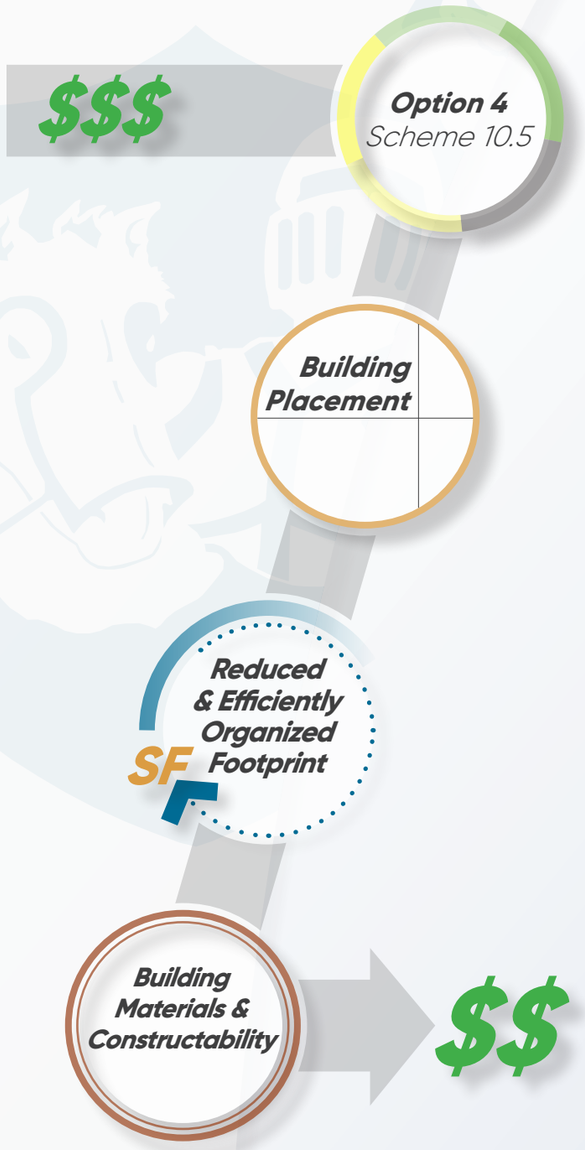
Lower than the Average Bid

Estimates vs. Bids

	Established Budget (Est. Construction Cost) 100% Schematic Design	GC Bids / GMP Received	% Over/ Under
Somerset Berkley Regional HS | 2012	$66,840,822	$65,799,700	-1%
Abington MS/HS | 2015	$78,465,367	$76,890,000	-2%
Beverly MS | 2017	$90,129,432	$90,128,104	0%
Plymouth South HS | 2015	$83,765,059	$84,925,700	1.5%
South-West Quincy MS | 2017	$46,550,994	$47,235,067	1.5%
Kennedy MS | 2018	$87,559,890	$77,926,000	-12%
Bid Together **Cunniff ES** | 2020	$40,270,949		
Bid Together **Hosmer ES** | 2020	$65,324,713	$94,955,000	-5%
East Providence HS | 2019	$157,901,247	$154,388,087	-2%
Durfee HS | 2019	$217,839,610	$217,839,610	0%

PM&C

Cost Conscious Design Approach:



Throughout the Feasibility Study and Schematic Design process, the School Building Committee, School Committee, and Board of Selectmen have been **mindful of the financial impact the project** will have on the Somerset taxpayers, while planning a school that will serve the town for the next 50+ years. The Committees have explored multiple ways to reduce the cost of the project, all resulting in a lower project cost to taxpayers.

- Selection of Option 4 - Scheme 10.5 (**6-8 New Construction** vs. phased occupied renovation)
- Energy Efficiency Partnerships with local utility programs (NGRID, Liberty Gas); **Energy Efficiency Rebates**
- Proactive Building Maintenance Program (**Additional 1.22% MSBA Reimbursement**)
- Sustainability / Energy Efficient Project (**Additional 2% MSBA Reimbursement**)
    - LEED (Leadership in Energy and Environmental Design) Certification

- Strategic positioning of the new building:
    - Building placement optimizing the existing topography
    - Building organization and orientation based on solar path (**maximize natural daylighting while minimizing operating costs**)
    - **Building placement** to reduce gas, electrical, and water services from Brayton Avenue and Read Street
    - Away from the existing building to reduce potential educational disruption during construction
    - Away from the existing building to reduce occupied construction phasing and construction timeline

- **Simplified and efficient organization** of the new building floor plan
- **Reduced footprint** of the new building (via three-story building)
- Stacked academic floor plan to **simplify building structure and building constructability**
- Minimize roof transitions
- Use of cost effective, long lasting, durable, low maintenance materials (natural stone, brick, cementitious panels, glass fiber reinforced panels (GFRP))

Preliminary Tax Impact Analysis

COST SUMMARY		20 YEAR TERM			
CATEGORY	BASE	$100,000 Property Value		$311,000 Property Value (Avg.)	
		Per Year	Per Month	Per Year	Per Month
TOTAL	$85.0M	$130	$11	$390	$33
FSA	$800K [1]				
MSBA	$31.8M				
TOWN	$52.4M				

COST SUMMARY		25 YEAR TERM			
CATEGORY	BASE	$100,000 Property Value		$311,000 Property Value (Avg.)	
		Per Year	Per Month	Per Year	Per Month
TOTAL	$85.0M	$113	$9	$340	$28
FSA	$800K [1]				
MSBA	$31.8M				
TOWN	$52.4M				

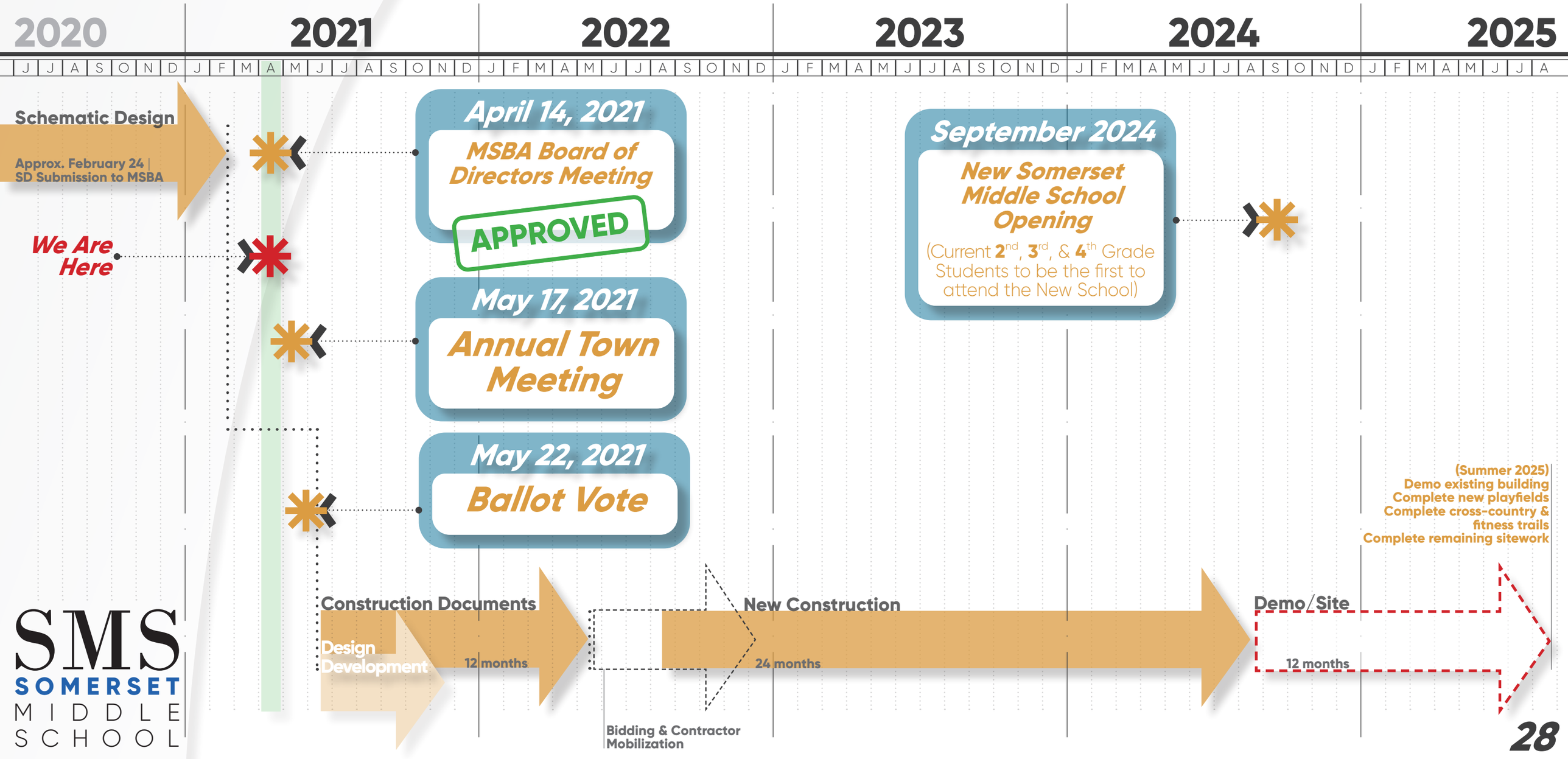
COST SUMMARY		30 YEAR TERM			
CATEGORY	BASE	$100,000 Property Value		$311,000 Property Value (Avg.)	
		Per Year	Per Month	Per Year	Per Month
TOTAL	$85.0M	$101	$8	$302	$25
FSA	$800K [1]				
MSBA	$31.8M				
TOWN	$52.4M				

[1] *Feasibility study was paid with cash appropriation.*

Assumptions:

* *Amounts listed are approximate. Final values may change.*
* *Estimated Interest rates range from (3%-4%) and are subject to change.*
* *Tax rate impact assumes no growth in assessed value over the life of the bonds.*
* *Tax rate impact assumes the residential to commercial/industrial/personal property tax rate shift will rema*
* *Tax rate impact assumes the average home value will remain constant over the life of the bonds.*
* *Bonds issued on average level debt service basis.*
* *Data provided by Hilltop Securities, Inc.*

SMS | Project Timeline



SMS
SOMERSET
MIDDLE
SCHOOL

Vote #1

Town Meeting

May 17, 2021

Vote #2

Ballot Vote

May 22, 2021

Vote #1
Town Meeting Article

FAILED VOTE

PASS VOTE

Vote #2
Ballot Vote

PASS VOTE

Somerset **will forfeit** the opportunity to receive the $**30**-**35** million in state aid offered by the MSBA

The Town of Somerset will be required to **withdraw** from the MSBA Grant Program

The Town of Somerset will have to **submit another Statement of Interest** (SOI) and receive an invitation into the Eligibility Period Phase of the MSBA Process

an invitation that took more than four years for the initial round

If eligible, Somerset will enter into the Feasibility Study again

The Town of Somerset will enter into the MSBA's Module 6: Project Scope and Budget Phase

The Design Team will proceed with Design Development and Construction Documents

The Project will go out to Bid and will enter into the Construction Phase

September 2024

New Somerset Middle School Opening

(Current **2**nd, **3**rd, & **4**th Grade Students to be the first to attend the New School)

Frequently Asked Questions

I. What is the role of the Massachusetts School Building Authority (MSBA)?

II. Why did the SMS SBC/SC/BOS all endorse the construction of a new 6-8 Middle School instead of proposing to expand & renovate the existing building?

III. What are some of the existing building challenges?

IV. What are the safety & security measures included in the proposed project?

V. What is the project timeline?

VI. What happens if the debt exclusion vote DOES or DOES NOT pass in May 2021?

VII. What are the educational & community benefits associated with the new middle school?

VIII. What is the estimated cost of the project & what does it include?

Elementary School Capital Improvements & Repairs

Assessment Process Overview

Analysis of Existing Conditions of the three Elementary Schools

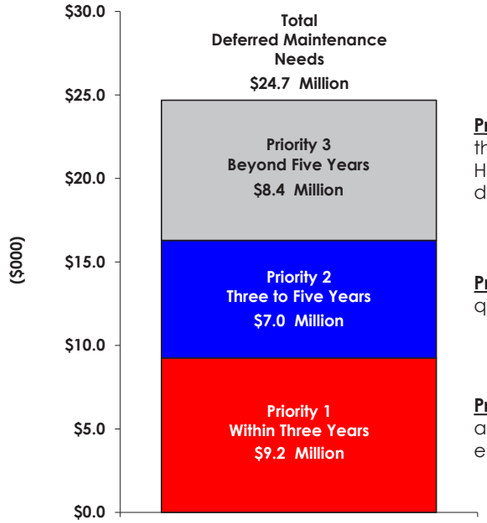
Project Identification Process

- Inspections occurred in November and December (2018)
- Disciplines included architectural, HVAC, electrical, plumbing, site, and code
- Focused on deferred maintenance capital needs

Reviewed findings with Central Office Administration and School Principals

Identification of over 200 Individual Projects

Summary of Identified Need



Priority 3 - Deferrable - Projects recognized for the impending nature of their existence. However, at this time, these issues can be deferred until a later date.

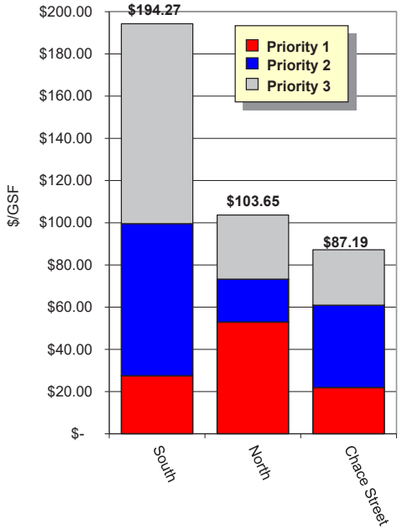
Priority 2 - Important - Projects improve the quality of the school environment.

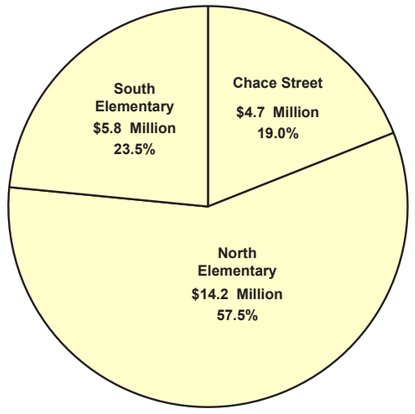
Priority 1 - High Priority - Projects address issues of asset protection, quality of space, physical environments or regulatory concerns.

2

Identified Needs Profile by Elementary School

Relative Cost per Gross Square Foot ($/GSF)





Total Identified Need = $24.7 Million

4

Elementary School Capital Improvements & Repairs

High Priority Projects

Chace Elementary

- ✓ Replace Interior door hardware with ADA-conforming hardware | ***Completed, 2019***
- Refurbish pull-down closet doors in classrooms
- Replace floor tile with vinyl tile in classrooms and teacher conference room
- Replace caulk at control joints
- Replace frame and doors at corridor entrances at preschool addition and corridor by Gymnasium

North Elementary

- ✓ Replace Interior doors & door hardware with ADA-conforming hardware | ***Completed, 2019***
- ✓ Bathroom projects (South ES Included) $192,000 | ***Completed, 2020***
- Replace traffic coat membrane on stairs and deck and repair concrete walk/landing
- Repair/rebuild masonry at deck and lower level covered area at various locations
- ✓ Repave walkways $90,490 | ***Completed, 2020***
- Re-caulk all exterior control joints and around louvers and skylights
- Remove open instructional areas on main level to create separate classrooms

South Elementary

- ✓ Replace drinking fountains with ADA-conforming style fountains | ***Completed***
- ✓ Replace Interior door hardware with ADA-conforming hardware | ***Completed, 2019***
- Perform hazardous material survey in crawl spaces
- Replace suspected ACM insulation on heating and plumbing piping in crawl spaces
- ✓ Bathroom projects (North ES Included) $192,000 | ***Completed, 2020***

Projects recently completed or expected to be complete in the coming months

Chace Elementary

- ✓ Upgrade phone system, hallway & exterior speakers $9,100 | ***Completed***
- ✓ Order hydration station $2,500 | ***Completed***
- ✓ Structural Assessment $7,500 (STM $20,000) | ***Completed; report expected any day***
- Installation of door mullions and access card reader $12,000 (South and MS included | ***In progress***

North Elementary

- Hallway & exterior speakers only $1,500 est | ***Scheduled for Spring 2021***
- ✓ Preschool Playground | ***Completed, 2020***

South Elementary

- Upgrade phone system, hallway & exterior speakers $7,180 | ***Scheduled for April 2021***
- Resurfacing Roof; In progress budget $125,000 (STM) | ***Planned for Summer 2021***
- Faculty bathroom repairs/reno | ***Scheduled, April 2021***

Somerset Middle School

- ✓ Remove solar panels to repair several leaks | ***Completed***
- Boiler Replacement $57,900 Budget $62,000 | ***Planned, 2021***

SOMERSET MIDDLE SCHOOL

SMS

Thanks for Participating!

Continued Communications

For project related questions, *please Email:*

- Email: smsbuildingproject@somersetschools.org

For more info, *visit our Website:*

- Somerset Middle School Building Project
- Visit: http://bit.ly/SMSbuildingproject

Follow us on:

SMS_BuildingCommittee