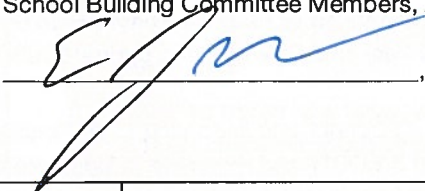


PROJECT MINUTES

Project: George Keverian School Feasibility Study Project No.: 16049
 Prepared by: Joel Seeley Meeting Date: 3/8/2017
 Re: School Building Committee Meeting Meeting No: 14
 Location: Mayor's Conference Room, City Hall, Third Floor Time: 3:30pm
 Distribution: School Building Committee Members, Attendees (MF)

Approved: , Chairman

Attendees:

PRESENT	NAME	AFFILIATION	VOTING MEMBER
	Carlo DeMaria	Mayor	Voting Member
	Frederick F. Foresteire	Superintendent of Schools	Voting Member
✓	Eric Demas	CFO, Chairman SBC	Voting Member
✓	Kevin O'Donnell	Chief of Staff, City of Everett	Voting Member
✓	Allen Panerese	School Committee	Voting Member
	Lara Wehbe	Purchasing Agent	Voting Member
✓	Charles Obremski	Assistant Superintendent of Schools	Voting Member
✓	Catherine Rollins	Director of Policy	Voting Member
✓	John Obremski	Principal, Lafayette School	Voting Member
	Alfred Borgonzi	Housing Specialist, Planning & Development	Voting Member
✓	Marzie Galazka	Deputy Director of Planning & Development	Voting Member
✓	Lona DeFeo	Facilities Maintenance School Department	Voting Member
	Robert Moreschi	Chief Procurement Agent, Vice-Chairman SBC	Voting Member
✓	Kevin Shaw	Assistant Superintendent of Schools	Voting Member
✓	Tony Souza	Director of Planning & Development	Voting Member
✓	Frank Tedesco	MVG, Architect	
✓	Dennis Daly	MVG, Architect	
✓	William Peters	MVG, Architect	
	Adolfo Cuevas	MVG, Architect	
	Susan Taylor	MVG, Architect	
✓	Joel Seeley	SMMA, OPM	

Item #	Action	Discussion
14.1	Record	Call to Order, 3:30 PM, meeting opened.
14.2	Record	A motion was made by J. Obremski and seconded by K. O'Donnell to approve the 2/22/2017 School Building Committee meeting minutes. No discussion, motion passed unanimous by those attending.
14.3	Record	J. Seeley distributed and reviewed the Project Budget Status Report, dated 2/28/2017, attached.
14.4	Record	J. Seeley reviewed Designer Amendment No. 16, dated 3/8/2017 for providing a credit for unperformed Traffic Assessment services at the Former High School Site in the amount of \$23,188.00 to be credited back into ProPay Code budget 0003-0000, leaving a balance of \$154,179.00. A motion was made by K. O'Donnell and seconded by A. Panerese to approve Designer Amendment No. 16, dated 3/8/2017 and recommend signature by Mayor DeMaria. No discussion, motion passed unanimous.
14.5	Record	Warrant No. 6 was reviewed. A motion was made by A. Panerese and seconded by K. O'Donnell to approve Warrant No. 6. No discussion, motion passed unanimous.
14.6	T. Souza	T. Souza to follow-up with Kopelman and Paige to provide their written opinion that the only area of the Florence Street Site subject to Article 97 is the existing Tot Lot, which is outside the limits of the construction site for the new school. This is required to be submitted to MSBA with the PSR Submission.
14.7	T. Souza	T. Souza to provide a copy of the Florence Street Site Deed. This is required to be submitted to MSBA with the PSR Submission.
14.8	T. Souza	T. Souza will research with Kopelman and Paige if the existing basketball courts are considered parkland subject to Article 97 and provide direction to the Committee. T. Souza indicated the Kopelman and Paige written opinion may have to be supplemented based on their basketball court findings.
14.9	B. Peters T. Souza	B. Peters provided an update on the Florence Street Site analysis. The Geotechnical borings are complete and the report will be issued next week. The borings found fill material over a large portion of the site, up to 25 feet deep, which included coal ash. MVG is reviewing with the geotechnical and structural engineers for impacts to the foundation system design. The Geo-environmental assessment is underway and preliminary indications show no environmental issues. The final report will be issued next week. The Traffic Assessment is underway and the impact of anticipated parent drop-off and pick-up vehicle volume is being reviewed. The Topographic and Utility survey will commence on 3/21/2017. The Hydrant Flow test has yet to be scheduled. Committee Discussion: 1. T. Souza asked who in the City did MVG coordinate with prior to performing the borings? <i>B. Peters indicated MVG coordinated with R. Moreschi and Julius and Ralph of Public Works.</i>

Item #	Action	Discussion
		<p>2. T. Souza asked if MVG can confirm with the surveyor the location of the basketball courts relative to the Deed. T. Souza will send a copy of the Deed to MVG.</p>
14.10	D. Daly	<p>D. Daly distributed and reviewed the updated design for Option 5J, reflecting the Gymnasium stacked over the Cafeteria, for the Florence Street Site, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. C. Obremski asked if an administrative office should be located on the fourth floor? <i>K. Shaw indicated yes. D. Daly to locate an administrative office on the fourth floor.</i> 2. L. DeFeo asked how large was the roof play area? <i>D. Daly indicated approximately 3,000 s.f.</i> 3. C. Obremski asked is the parking garage for faculty use or both faculty and public use? <i>F. Tedesco indicated the garage at the Garfield School was for faculty use with an automatic rollup grille that was card key controlled. If the public were to use this garage, a security plan needs to be developed. MVG's security consultant will assist in developing the plan.</i> 4. C. Obremski asked can public access to the third floor Gymnasium from the parking garage be controlled? <i>F. Tedesco indicated the elevator nearest the Gymnasium can be extended down to the garage level and with programming, only be allowed to stop at the first and third floors during events. Doors isolating the classroom wings from the Lobby and Gymnasium to control public access are already in the plan.</i> 5. F. Tedesco asked if parent pick-up could occur in the garage. <i>C. Obremski indicated no.</i> 6. C. Obremski asked how many cars can park on site? <i>D. Daly indicated approximately 130, with 110 in the parking garage and another 20 on the site.</i> 7. K. Shaw asked can the sidewalk be extended to the school to allow walkers to get to the school without crossing the entry driveways? <i>D. Daly indicated gates could be added to both ends of the service drive along with a crosswalks connecting the sidewalks to the school.</i> 8. K. Shaw asked if the stacked Gymnasium option is providing a lot of value? <i>F. Tedesco indicated yes, the site area gained has provided for improved playground, driveway and courtyard areas.</i> 9. L. DeFeo asked does the building need three elevators? <i>C. Obremski recommended keeping the three elevators for now.</i> 10. E. Demas asked if the parking garage costs will be separated in the cost estimate to better forecast the project's calculated reimbursement? <i>F. Tedesco indicated the estimator will separate the costs.</i> <p>The Committee indicated the updated Option 5J is acceptable for the PSR submission.</p>

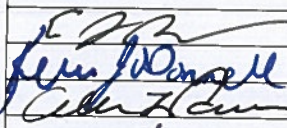
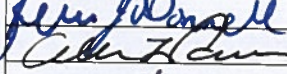
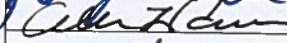

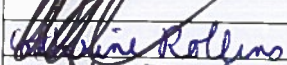
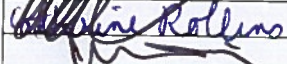
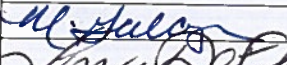
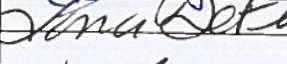

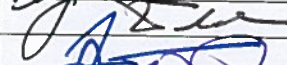



Item #	Action	Discussion
14.11	Record	J. Seeley distributed and reviewed the updated Preliminary Project Schedule, attached, reflecting submitting the Schematic Design documents to MSBA on 6/29/2017 for approval at the 8/23/2017 MSBA Board meeting.
14.12	F. Tedesco J. Seeley	<p>F. Tedesco and J. Seeley distributed and reviewed a Summary Comparison of new construction projects approved by the MSBA Board from 2012 thru 2016, updated to include Construction Budgets compared against final Bid/GMP costs for 2012 thru 2015 projects.</p> <p>The comparison shows about an equal number of Chapter 149A Construction Management at Risk (CMR) projects and Chapter 149 Design-Bid-Build (DBB) projects awarded over the five year period.</p> <p>The comparison shows CMR Total Project Budgets are more than DBB Total Project Budgets by an average of 3.2% over the five year period.</p> <p>The comparison shows CMR GMP costs are an average of 0.6% less than Construction Budgets for 2012 thru 2015 projects.</p> <p>The comparison shows DBB bid costs are an average of 5.4% less than Construction Budgets for 2012 thru 2015 projects.</p> <p>J. Seeley indicated the analysis does not include final change orders or GMP contingency usage.</p> <p>F. Tedesco and J. Seeley to coordinate an informal presentation by a DBB contractor and a CMR CM for the Mayor and Superintendent.</p>
14.13	Record	Next SBC Meeting: March 22, 2017 at 3:30 pm at the Mayor's Conference Room, City Hall.
14.14	Record	A Motion was made by M. Galazka and seconded by C. Obremski to adjourn the meeting. No discussion, voted unanimously.

Attachments: Agenda, Project Budget Status Report, Designer Amendment No. 16, Design update on Option 5J for the Florence Street Site, updated Preliminary Project Schedule, Summary Comparison between Chapter 149 and Chapter 149A

The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes

PROJECT MEETING SIGN-IN SHEET

Project: George Keverian School Feasibility Study Project No.: 16049
 Prepared by: Joel G. Seeley Meeting Date: 3/8/2017
 Re: School Building Committee Meeting Meeting No: 14
 Location: Mayor's Conference Room, City Hall, Third Floor Everett, Massachusetts Time: 3:30pm
 Distribution: Attendees, (MF)

SIGNATURE	ATTENDEES	EMAIL	AFFILIATION
	Carlo DeMaria	mayorcarlo.demaria@ci.everett.ma.us	Mayor
	Frederick F. Foresteire	fforesteire@everett.k12.ma.us	Superintendent of Schools
	Eric Demas	eric.demas@ci.everett.ma.us	CFO and SBC Chair
	Kevin O'Donnell	kevin.odonnell@ci.everett.ma.us	Chief of Staff
	Allen Panerese	carolpanerese@gmail.com	School Committee
	Lara Wehbe	lara.wehbe@ci.everett.ma.us	Assistant City Solicitor and Business Manager
	Charles Obremski	cobremski@everett.k12.ma.us	Assistant Superintendent of Schools
	Catherine Rollins	catherine.rollins@ci.everett.ma.us	Director of Policy
	John Obremski	jobremski@everett.k12.ma.us	School Principal
	Alfred Borgonzi	alfred.borgonzi@ci.everett.ma.us	Housing Specialist, Planning & Development
	Marzie Galazka	marzie.galazka@ci.everett.ma.us	Deputy Director of Planning & Development
	Lona DeFeo	ldefeo@everett.k12.ma.us	Facilities Maintenance
	Robert Moreschi	robert.moreschi@ci.everett.ma.us	Chief Procurement Officer, Vice Chair
	Kevin Shaw	kshaw@everett.k12.ma.us	Assistant Superintendent of Schools
	Tony Sousa	tony.sousa@ci.everett.ma.us	Director of Planning and Development
	Frank Tedesco	ftedesco@mvgarchitects.com	Designer, Mount Vernon Group Architects
	Bill Peters	bpeters@mvgarchitects.com	Designer, Mount Vernon Group Architects
	Dennis Daly	ddaly@mvgarchitects.com	Designer, Mount Vernon Group Architects
	Adolfo Cuevas	acuevas@mvgarchitects.com	Designer, Mount Vernon Group Architects
	Susan Taylor	staylor@mvgarchitects.com	Designer, Mount Vernon Group Architects
	Ben Gary	bgary@mgary.com	Landscape Architect, Marshall Gary
	Joel Seeley	jseeley@smma.com	OPM, SMMA

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AGENDA

Project:	George Keverian School Feasibility Study	Project No.:	16049
Re:	School Building Committee Meeting	Meeting Date:	3/8/2017
Meeting Location:	Mayor's Conference Room, City Hall, Third Floor	Meeting Time:	3:30 PM
Prepared by:	Joel Seeley		
Distribution:	Committee Members (MF)		

1. Call to Order
2. Approval of Minutes
3. Approval of Invoices and Commitments
4. Review Updated Site Analysis and Permitting
5. Review Updated Building and Site Design
6. Review Construction Procurement Chapter 149, 149A
7. Committee Questions
8. Public Comments
9. Next Meeting: March 22, 2017
10. Adjourn

TOTAL PROJECT BUDGET STATUS REPORT

ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Comtd to Date	Budget Balance	Actual Spent to Date	% Spent to Date	Projected Expenditure/ Commitments	Balance to Spend
FEASIBILITY STUDY AGREEMENT											
0001-0000	OPM Feasibility Study/Schematic Design	\$ 400,000.00	\$ (180,000.00)	\$ 220,000.00	\$ 220,000.00	100%	\$ -	\$ 76,000.00	35%	\$ 144,000.00	\$ 144,000.00
0002-0000	A/E Feasibility Study/Schematic Design	\$ 900,000.00	\$ (100,000.00)	\$ 800,000.00	\$ 800,000.00	100%	\$ -	\$ 400,000.00	50%	\$ 400,000.00	\$ 400,000.00
0003-0000	Environmental & Site	\$ 150,000.00	\$ 100,000.00	\$ 250,000.00	\$ 119,009.00	48%	\$ 130,991.00	\$ 15,147.00	13%	\$ 103,862.00	\$ 234,853.00
0004-0000	Other	\$ 50,000.00	\$ 180,000.00	\$ 230,000.00	\$ -	0%	\$ 230,000.00	\$ -	0%	\$ -	\$ 230,000.00
	SUBTOTAL	\$ 1,500,000.00		\$ 1,500,000.00	\$ 1,139,009.00		\$ 360,991.00	\$ 491,147.00	43%	\$ 647,862.00	\$ 1,008,853.00

CITY OF EVERETT
GEORGE KEVERIAN SCHOOL
PRELIMINARY PROJECT SCHEDULE

ID	Task Name	Duration	Start	Finish	2016	2017	2018	2019	2020	2021
1	RETAIN OPM	38 days	4/13/2016	6/6/2016						
2	Submit OPM Proposals	0 days	4/13/2016	4/13/2016						
3	OPM Interview	1 day	5/4/2016	5/4/2016						
4	Negotiate OPM Contract	3 days	5/4/2016	5/6/2016						
5	Submit Documents to MSBA OPM Panel	0 days	5/6/2016	5/6/2016						
6	MSBA OPM Panel Meeting	0 days	6/6/2016	6/6/2016						
7	RETAIN DESIGNER	88 days	5/6/2016	9/6/2016						
8	Draft Designer RFS and Submit to MSBA	12 days	5/6/2016	5/23/2016						
9	MSBA Approve Draft RFS	12 days	5/23/2016	6/7/2016						
10	Submit to Central Register	0 days	6/14/2016	6/14/2016						
11	Notice in Central Register	0 days	6/22/2016	6/22/2016						
12	Briefing Session	0 days	6/29/2016	6/29/2016						
13	Submit Designer Proposals	0 days	7/13/2016	7/13/2016						
14	MSBA DSP Proposal Review Meeting	0 days	8/9/2016	8/9/2016						
15	MSBA DSP Interview Meeting (if required)	0 days	8/23/2016	8/23/2016						
16	Negotiate Designer Contract	11 days	8/23/2016	9/6/2016						
17	FEASIBILITY STUDY (FS)	176 days	9/6/2016	5/10/2017						
18	Develop Preliminary Design Program (PDP)	66 days	9/6/2016	12/6/2016						
19	Community Presentations	44 days	10/6/2016	12/6/2016						
20	Submit PDP to MSBA Staff	0 days	12/16/2016	12/16/2016						
21	Develop Preferred Schematic Report (PSR)	70 days	12/16/2016	3/23/2017						
22	Community Presentations	62 days	12/20/2016	3/15/2017						
23	Submit PSR to MSBA FAS	0 days	3/23/2017	3/23/2017						
24	MSBA Board Meeting	0 days	5/10/2017	5/10/2017						
25	SCHEMATIC DESIGN (SD)	73 days	5/12/2017	8/23/2017						
26	Develop Schematic Design	35 days	5/12/2017	6/29/2017						
27	Submit Final Budget to MSBA	0 days	6/1/2017	6/1/2017						
28	Submit Schematic Design to MSBA	0 days	6/29/2017	6/29/2017						
29	MSBA Comments	15 days	6/29/2017	7/19/2017						
30	Respond to MSBA Comments	10 days	7/21/2017	8/3/2017						
31	MSBA Board Meeting	0 days	8/23/2017	8/23/2017						
32	LOCAL APPROPRIATION	23 days	8/23/2017	9/22/2017						
33	Local Appropriation	23 days	8/23/2017	9/22/2017						
34	DESIGN AND CONSTRUCTION	767 days	9/25/2017	9/1/2020						
35	Design Documentation	240 days	9/25/2017	8/24/2018						
36	Bidding and Award	40 days	8/24/2018	10/18/2018						
37	Construction - Florence Street Site	489 days	10/18/2018	9/1/2020						
38	Building Substantial Completion	434 days	10/18/2018	6/16/2020						
39	Final Completion	56 days	6/16/2020	9/1/2020						

MEMORANDUM

To: Everett School Building Committee Date: 3/8/2017
From: Joel G. Seeley, AIA Project No.: 16049
Project: **George Keverian School**
Re: **Designer Amendment No. 16: Credit for Designer Consultant Services (Traffic Study) for the Former High School Site**
Distribution: (MF)

DESIGNER AMENDMENT NO. 16: CREDIT FOR DESIGNER CONSULTANT SERVICES (TRAFFIC STUDY) FOR THE FORMER HIGH SCHOOL SITE

FEE: (\$23,188.00)

REASON: Providing Credit for Designer Consultant Services (Traffic Study) for the Former High School Site that were not performed.

BUDGET AVAILABILITY: This Amendment would be funded out of the Environmental and Site Budget, ProPay Code 0003-0000 which brings the balance remaining to \$154,179.00.

ATTACHMENT F

CONTRACT FOR DESIGNER SERVICES AMENDMENT NO. 16

WHEREAS, the City of Everett ("Owner") and Mount Vernon Group Architects, (the "Designer") (collectively, the "Parties") entered into a Contract for Designer Services for the George Keverian School Project (Project Number 201400930028) at the George Keverian School on September 1, 2016.
"Contract"; and

WHEREAS, effective as of March 8, 2017, the Parties wish to amend the Contract:

NOW, THEREFORE, in consideration of the promises and the mutual covenants contained in this Amendment, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

1. The Owner hereby authorizes the Designer to perform the services as described herein, pursuant to the terms and conditions set forth in the Contract, as amended.
2. For the performance of services required under the Contract, as amended, the Designer shall be compensated by the Owner in accordance with the following Fee for Basic Services:

Fee for Basic Services:

	Original Contract	Prior Amendments	This Amendment	After this Amendment
Feasibility Study Phase	\$520,000.00	\$119,009.50	(\$23,188.00)	\$615,821.50
Schematic Design Phase	\$280,000.00			\$280,000.00
Design Development Phase	\$			
Construction Document Phase	\$			
Bidding Phase	\$			
Construction Phase	\$			
Completion Phase	\$			
Total Fee	\$800,000.00	\$119,009.50	(\$23,188.00)	\$895,821.50

This Amendment is a result of: Providing Credit for Designer Consultant Services for the Former High School Site (Traffic Survey Services - Designer Amendment No. 7) that were not performed.

ProPay Code: 0003-0000

3. The Construction Budget shall be as follows:

Original Budget: \$ NA

Amended Budget \$ NA

4. The Project Schedule shall be as follows:

Original Schedule: \$ NA

Amended Schedule \$ NA

5. This Amendment contains all of the terms and conditions agreed upon by the Parties as amendments to the original Contract. No other understandings or representations, oral or otherwise, regarding amendments to the original Contract shall be deemed to exist or bind the Parties, and all other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF, the Owner, with the prior approval of the Authority, and the Designer have caused this Amendment to be executed by their respective authorized officers.

OWNER

Carlo DeMaria
(print name)

Mayor, City of Everett
(print title)

By _____
(signature)

Date _____

DESIGNER

Dennis Daly, AIA LEED AP
(print name)

Principal, Mount Vernon Group Architects
(print title)

By _____
(signature)

Date _____

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NEW CONSTRUCTION PROJECTS ONLY

DRAFT

MSBA Board Meeting 1/20/2016	Project	Minuteman Voc Tech	Construction Type	New	MSBA Board Meeting 7/13/2016	Project	Quincy Sterling MS	Construction Type	New
	Designer	KBA	Bid Date			Designer	Ai3	Bid Date	July 2017
	OPM	Skanska	Grades	9-12		OPM	JLA/NV5	Grades	5-8
	GC/CM	Gilbane Building Company	Students	628		GC/CM	Bond Brothers	Students	430
	Superintendent	Edward A. Bouquillon, Ph.D.	SF	\$257,745		Superintendent	Dr. Richard DeCristofaro	SF	95,732
	Telephone No.	781-861-6500 ext. 7301	Total Project Cost	\$144,922,480		Telephone No.	617-984-8700	Total Project Cost	\$58,314,960
	DBB or CMR	CMR	Cost/SF	\$562		DBB or CMR	CMR	Cost/SF	\$609
	PFA Construction Cost	\$119,200,892	Bid Construction Cost			PFA Construction Cost	\$46,550,994	Bid Construction Cost	
			PFA vs. Bid Delta	-100.0%				PFA vs. Bid Delta	-100.0%
MSBA Board Meeting 3/23/2016	Project	Dedham ECC	Construction Type	New	MSBA Board Meeting 9/21/2016	Project	Amherst Wildwood ES	Construction Type	New
	Designer	Knight Bagge	Bid Date			Designer	JCJ	Bid Date	
	OPM	CMS	Grades	K		OPM	JLA/NV5	Grades	2-6
	GC/CM	Consigli Construction	Students	200		GC/CM	Fontaine Bros., Inc.	Students	750
	Superintendent	Michael J. Welch	SF	50,988		Superintendent		SF	122,272
	Telephone No.	781-310-1011	Total Project Cost	\$29,763,402		Telephone No.	413-362-1810	Total Project Cost	\$67,207,225
	DBB or CMR	DBB	Cost/SF	\$584		DBB or CMR	CMR	Cost/SF	\$550
	PFA Construction Cost	\$23,213,553	Bid Construction Cost			PFA Construction Cost	\$53,951,331	Bid Construction Cost	
			PFA vs. Bid Delta	-100.0%				PFA vs. Bid Delta	-100.0%
MSBA Board Meeting 5/18/2016	Project	Stoughton HS	Construction Type	New	MSBA Board Meeting 11/2/2016	Project	Bourne Peebles ES	Construction Type	New
	Designer	DRA	Bid Date			Designer	Flansburgh	Bid Date	
	OPM	Compass	Grades	9-12		OPM	SMMMA	Grades	3-5
	GC/CM	Consigli Construction	Students	1,065		GC/CM		Students	460
	Superintendent	Dr. Marguerite Rizzi	SF	214,600		Superintendent	Steven Lamarche	SF	72,680
	Telephone No.	781-344-4000	Total Project Cost	\$123,540,688		Telephone No.	508-759-0600	Total Project Cost	\$39,919,041
	DBB or CMR	CMR	Cost/SF	\$576		DBB or CMR	DBB	Cost/SF	\$549
	PFA Construction Cost	\$97,228,730	Bid Construction Cost			PFA Construction Cost	\$30,910,366	Bid Construction Cost	
			PFA vs. Bid Delta	-100.0%				PFA vs. Bid Delta	-100.0%

PFA BUDGET SUMMARY							
	ALL PROJECTS	NEW PROJECTS	AVERAGE SIZE (SF)	AVERAGE COST (\$)	AVERAGE COST/SF (\$/SF)	AVERAGE DIFFERENCE	AVERAGE DIFFERENCE 2012-2016
CMR	7	5	203,108	\$113,996,528	\$561	-6.2%	3.2%
DBB	5	3	71,457	\$42,769,952	\$599		
Total	12	8					

* Needham Total Project Cost does not include \$7,280,000 in land cost

PFA CONSTRUCTION BUDGET VERSUS BID/GMP SUMMARY				
	ALL PROJECTS	NEW PROJECTS	AVERAGE DIFFERENCE	AVERAGE DIFFERENCE 2012-2015
CMR	7	5		-0.6%
DBB	5	3		-5.4%
	12	8		

NEW CONSTRUCTION PROJECTS ONLY

DRAFT

MSBA Board Meeting	Project	Construction Type	Construction Type
3/18/2015	Worcester Nelson Place Designer: LPA OPM: Tishman GC/CM: Fontaine Bros., Inc. Superintendent: Maureen Binienda Telephone No.: 508-799-3115 DBB or CMR: CMR PFA Construction Cost: \$46,546,300	New Bid Date Grades: K-6 Students: 600 SF: \$111,256 Total Project Cost: \$58,216,750 Cost/SF: \$523 Bid Construction Cost: \$44,234,023 PFA vs. Bid Delta: -5.0%	
3/18/2015	Woburn Wyman ES Designer: DiNisco OPM: MBC GC/CM: CTA Construction Superintendent: Mark Donovan Telephone No.: 781-937-8233 DBB or CMR: DBB PFA Construction Cost: \$26,285,514	New Bid Date Grades: K-5 Students: 410 SF: 70,701 Total Project Cost: \$33,705,396 Cost/SF: \$477 Bid Construction Cost: \$24,970,000 PFA vs. Bid Delta: -5.0%	
5/27/2015	Pittsfield Taconic HS Designer: DRA OPM: Skanska GC/CM: Gilbane Building Company Superintendent: Joseph McCandless, Superintendent Joseph Curtis, Deputy Superintendent Telephone No.: 413-499-9512 DBB or CMR: CMR PFA Construction Cost: \$97,757,373	New Bid Date Grades: 9-12 Students: 920 SF: 246,520 Total Project Cost: \$120,799,929 Cost/SF: \$490 Bid Construction Cost: \$97,757,373 PFA vs. Bid Delta: 0.0%	
7/30/2015	New Bedford Hannigan ES Designer: Turowski OPM: Daedalus GC/CM: H.V. Collins Superintendent: Pia Durkin, Ph.D. Telephone No.: 508-997-4511 x3270 DBB or CMR: DBB PFA Construction Cost: \$29,792,732	New Bid Date Grades: K-5 Students: 400 SF: 74,056 Total Project Cost: \$36,747,197 Cost/SF: \$496 Bid Construction Cost: \$27,762,587 PFA vs. Bid Delta: -6.8%	
9/23/2015	Hopkinton Center ES Designer: DRA OPM: Compass GC/CM: Colantonio Superintendent: Dr. Cathy MacLeod Telephone No.: 508-417-9360 DBB or CMR: CMR PFA Construction Cost: \$35,140,982	New Bid Date Grades: K-1 Students: 395 SF: 83,256 Total Project Cost: \$45,629,373 Cost/SF: \$548 Bid Construction Cost: \$33,149,711 PFA vs. Bid Delta: -5.7%	
9/23/2015	Beverly Briscoe MS Designer: Ai3 OPM: Heery GC/CM: Bacon/Agostini Construction Superintendent: Dr. Steven Hiersche Telephone No.: 978-921-6100 DBB or CMR: CMR PFA Construction Cost: \$90,129,432	New Bid Date Grades: 5-8 Students: 1,395 SF: 231,509 Total Project Cost: \$110,711,080 Cost/SF: \$478 Bid Construction Cost: \$110,711,080 PFA vs. Bid Delta: -100.0%	
11/12/2015	Carver ES Designer: HMFH OPM: PMA GC/CM: CTA Construction Superintendent: Scott E. Knief Telephone No.: 508-866-6160 DBB or CMR: DBB PFA Construction Cost: \$39,443,454	New Bid Date Grades: K-5 Students: 750 SF: 112,278 Total Project Cost: \$51,953,585 Cost/SF: \$463 Bid Construction Cost: \$37,575,070 PFA vs. Bid Delta: -4.7%	
11/12/2015	Narragansett Templeton ES Designer: SMMA OPM: SBS GC/CM: Did Not Proceed Superintendent: Dr. Christopher D. Casavant Telephone No.: 978-939-5661 DBB or CMR: DBB PFA Construction Cost: \$36,522,000	New Bid Date Grades: K-5 Students: 580 SF: 92,735 Total Project Cost: \$47,563,184 Cost/SF: \$513 Bid Construction Cost: N/A PFA vs. Bid Delta: N/A	

	ALL PROJECTS	NEW PROJECTS	AVERAGE SIZE (SF)	AVERAGE COST (\$)	AVERAGE COST/SF (\$/SF)	AVERAGE DIFFERENCE
CMR	6	4	168,135	\$83,839,283	\$499	2.6%
DBB	5	4	87,443	\$42,492,341	\$486	
Total	11	8				

	ALL PROJECTS	NEW PROJECTS	AVERAGE DIFFERENCE
CMR	6	3	-3.5%
DBB	5	3	-5.5%
	11	6	

Does not include Beverly and Narragansett Projects

NEW CONSTRUCTION PROJECTS ONLY

DRAFT

Meeting Date	Project Name	Construction Type	Design	Bid Date	Grades	Students	SF	Total Project Cost	Cost/SF	Bid Construction Cost	PFA vs. Bid Delta
1/22/2014	Gloucester West Parish ES	New	Dore & Whittier	1/8/2015	K-5	355	65,679	\$39,574,111	\$603	\$29,995,466	0.0%
	North Middlesex Regional HS	New	SMMA	5/15/2015	9-12	870	\$180,530	\$89,084,977	\$493	\$68,829,726	-5.6%
3/19/2014	Boston Dearborn MS	New	Jonathan Levi Architects	June 2015	6-12	600	128,304	\$73,498,295	\$573	\$60,245,740	0.0%
	Milford Woodland ES	New	HMFH	12/17/2014	3-5	985	132,539	\$60,900,000	\$459	\$48,381,844	0.0%
5/28/2014	Haverhill Hunking MS	New	JCJ	7/21/2015	K-8	1,005	147,996	\$61,500,000	\$416	\$49,998,830	-0.9%
	Plymouth South HS	New	Ai3	7/1/2015	9-12	1,005	248,081	\$107,800,000	\$435	\$83,765,059	1.4%
7/23/2014	Holbrook PreK-12	New	Flansburgh	11/25/2015	K-12	1,095	217,353	\$102,967,198	\$474	\$79,835,240	-2.7%
	Swampscott Hadley ES	New	MVG	NA	1-4	635	99,994	\$52,644,414	\$526	\$38,453,013	N/A
9/17/2014	Chelsea Clark MS	New	HMFH	11/16/2015	5-8	670	115,235	\$57,332,407	\$498	\$46,046,367	0.0%
	Abington MS/HS	New	Ai3	11/4/2015	5-12	1,115	235,370	\$96,400,000	\$410	\$77,210,111	-0.3%

PFA BUDGET SUMMARY

	ALL PROJECTS	NEW PROJECTS	AVERAGE SIZE (SF)	AVERAGE COST (\$)	AVERAGE COST/SF (\$/SF)	AVERAGE DIFFERENCE
CMR	6	6	134,518	\$65,962,002	\$490	8.3%
DBB	7	4	190,994	\$86,482,348	\$453	
Total	13	10				

PFA CONSTRUCTION BUDGET VERSUS BID/GMP SUMMARY

	ALL PROJECTS	NEW PROJECTS	AVERAGE DIFFERENCE
CMR	6	6	-0.6%
DBB	7	3	-1.5%
	13	9	
Does not include Swampscott			

**MSBA BOARD OF DIRECTORS
PROJECT SCOPE AND BUDGET APPROVALS
2012-2016
NEW CONSTRUCTION PROJECTS ONLY**

DRAFT

MSBA Board Meeting 1/18/2012	Project	Franklin HS	Construction Type	New
	Designer	Ai3	Bid Date	9/25/2012
MSBA Board Meeting 7/18/2012	OPM	Daedalus	Grades	9-12
	GC/CM	Agostini/Bacon Construction	Students	1,650
	Superintendent		SF	306,543
	Telephone No.	508-553-4819	Total Project Cost	\$104,649,876
	DBB or CMR	DBB	Cost/SF	\$341
	PFA Construction Cost	\$87,914,728	Bid Construction Cost	\$86,778,700
			PFA vs. Bid Delta	-1.3%
	Project	Monomoy HS	Construction Type	New
	Designer	MVG	Bid Date	1/29/2013
	OPM	Skanska	Grades	8-12
GC/CM	Fontaine Bros., Inc.	Students	700	
Superintendent	Scott Carpenter	SF	168,000	
Telephone No.	508-945-5130	Total Project Cost	\$64,701,185	
DBB or CMR	DBB	Cost/SF	\$385	
PFA Construction Cost	\$52,962,105	Bid Construction Cost	\$48,009,000	
		PFA vs. Bid Delta	-9.4%	
MSBA Board Meeting 3/21/2012	Project	Wakefield MS	Construction Type	New
	Designer	Tappe	Bid Date	6/10/2013
	OPM	JLA/NV5	Grades	5-8
	GC/CM	Bond Brothers	Students	1,070
	Superintendent	Dr. Kim Smith	SF	187,773
	Telephone No.	781-246-6400 x6939	Total Project Cost	\$73,960,309
	DBB or CMR	CMR	Cost/SF	\$394
	PFA Construction Cost	\$59,756,583	Bid Construction Cost	\$59,756,584
			PFA vs. Bid Delta	0.0%
	MSBA Board Meeting 9/26/2012	Project	Greenfield HS	Construction Type
Designer		Dore & Whittier	Bid Date	6/25/2013
OPM		CMS	Grades	8-12
GC/CM		Shawmut Design & Construction	Students	585
Superintendent		Jordana B. Harper	SF	160,650
Telephone No.		413-772-1311	Total Project Cost	\$66,325,237
DBB or CMR		CMR	Cost/SF	\$413
PFA Construction Cost		\$52,936,594	Bid Construction Cost	\$53,507,787
			PFA vs. Bid Delta	1.1%
MSBA Board Meeting 9/26/2012		Project	Georgetown Penn Brook ES	Construction Type
	Designer	DRA	Bid Date	9/19/2013
	OPM	MBC	Grades	2-5
	GC/CM	Brait Builders Corporation	Students	770
	Superintendent	Carol Jacobs	SF	98,000
	Telephone No.	978-352-5777	Total Project Cost	\$46,169,400
	DBB or CMR	DBB	Cost/SF	\$471
	PFA Construction Cost	\$36,979,465	Bid Construction Cost	\$32,875,975
			PFA vs. Bid Delta	-11.1%
	MSBA Board Meeting 9/26/2012	Project	Springfield Brookings ES	Construction Type
Designer		DRA	Bid Date	9/17/2013
OPM		Arcadis US Inc.	Grades	K-5
GC/CM		The Morganti Group, Inc./Aquadro & Cerr	Students	320
Superintendent		Daniel Warwick	SF	64,800
Telephone No.		413-787-7100	Total Project Cost	\$27,900,000
DBB or CMR		CMR	Cost/SF	\$431
PFA Construction Cost		\$22,733,394	Bid Construction Cost	\$22,733,394
			PFA vs. Bid Delta	0.0%
MSBA Board Meeting 9/26/2012		Project	South Hadley Plains ES	Construction Type
	Designer	Margo Jones	Bid Date	4/23/2014
	OPM	Arcadis US Inc.	Grades	K-1
	GC/CM	Fontaine Bros.	Students	270
	Superintendent	Nicholas Young	SF	63,377
	Telephone No.	413-538-5060 x2602	Total Project Cost	\$28,183,801
	DBB or CMR	DBB	Cost/SF	\$445
	PFA Construction Cost	\$21,563,821	Bid Construction Cost	\$21,391,144
			PFA vs. Bid Delta	-0.8%
	MSBA Board Meeting 5/30/2012	Project	Webster Park Avenue ES	Construction Type
Designer		Dore & Whittier	Bid Date	6/13/2013
OPM		Collaborative/Hill International	Grades	K-4
GC/CM		CTA Construction	Students	720
Superintendent		Richard Lind (Interim)	SF	109,067
Telephone No.		508-943-0104 x11	Total Project Cost	\$46,800,000
DBB or CMR		DBB	Cost/SF	\$429
PFA Construction Cost		\$35,840,565	Bid Construction Cost	\$31,650,001
			PFA vs. Bid Delta	-11.7%

	ALL PROJECTS	NEW PROJECTS	AVERAGE SIZE (SF)	AVERAGE COST (\$)	AVERAGE COST/SF (\$/SF)	AVERAGE DIFFERENCE
CMR	11	4	126,266	\$52,244,449	\$414	5.1%
DBB	13	7	142,679	\$56,150,960	\$394	
Total	24	11				

	ALL PROJECTS	NEW PROJECTS	AVERAGE DIFFERENCE
CMR	11	4	1.6%
DBB	13	7	-7.6%
	24	11	



Pride • Progress • Possibilities

5 Florence Street Site



5 Florence Street Site

- +/- 3.22 Acres
- Zoning – Dwelling
- Height/ Area/ Setbacks Limitations
- Property Acquisition
- Article 97



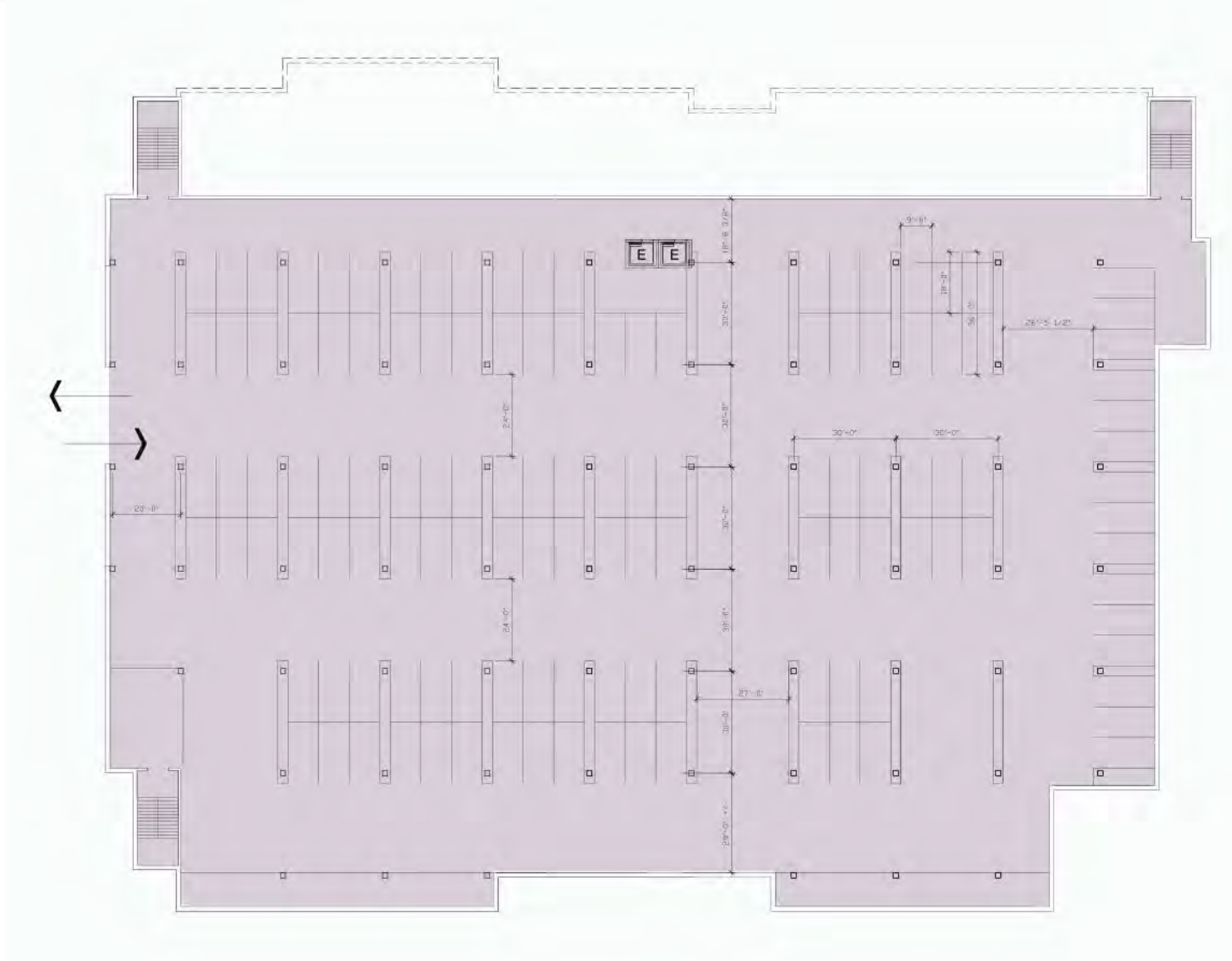
5 Florence Street Site

- New 4 story building
- Underground Parking
- Adjacent play area
- New small early childhood play areas on site



5 Florence Street Site

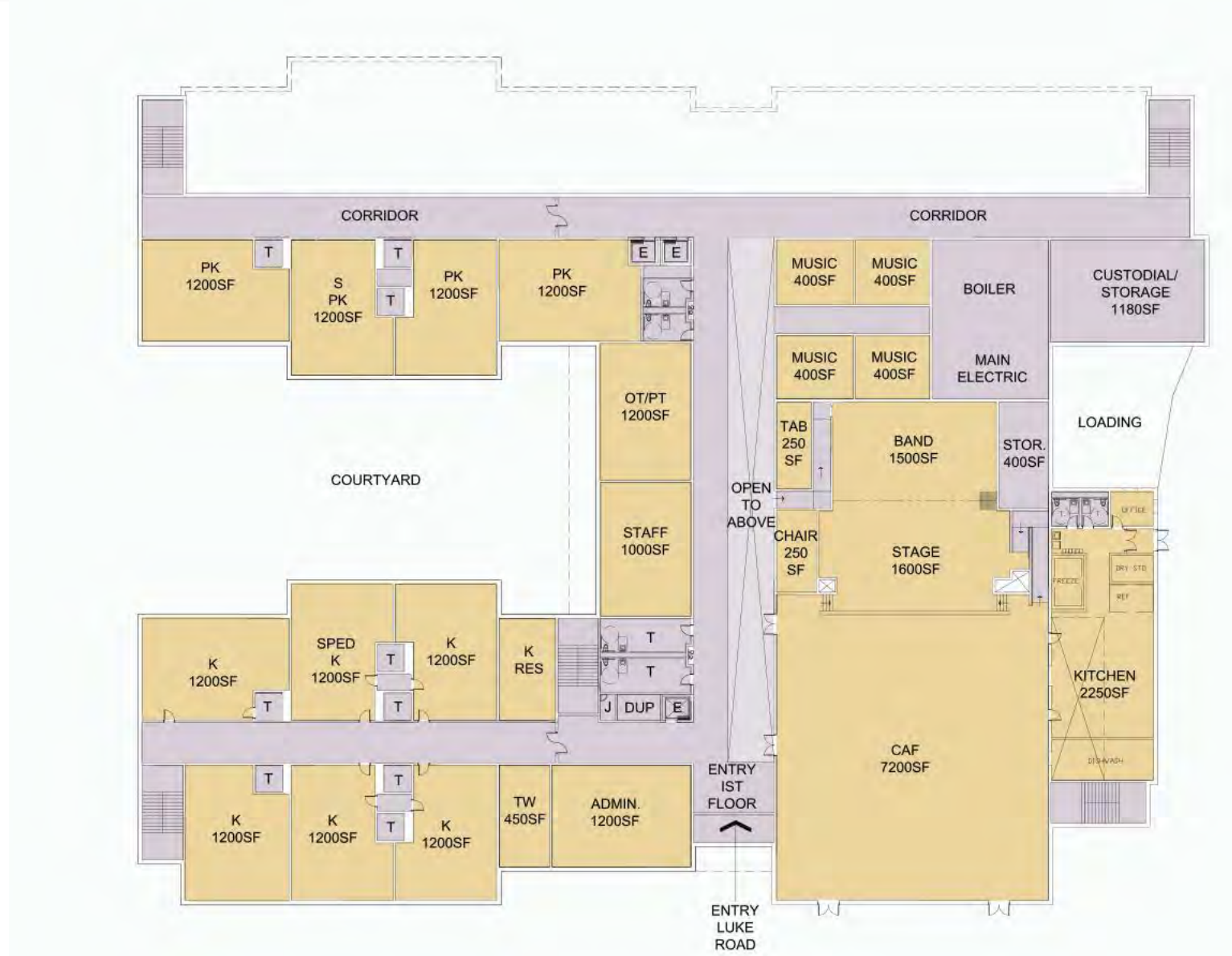
LOWER LEVEL PARKING



4 Story Option

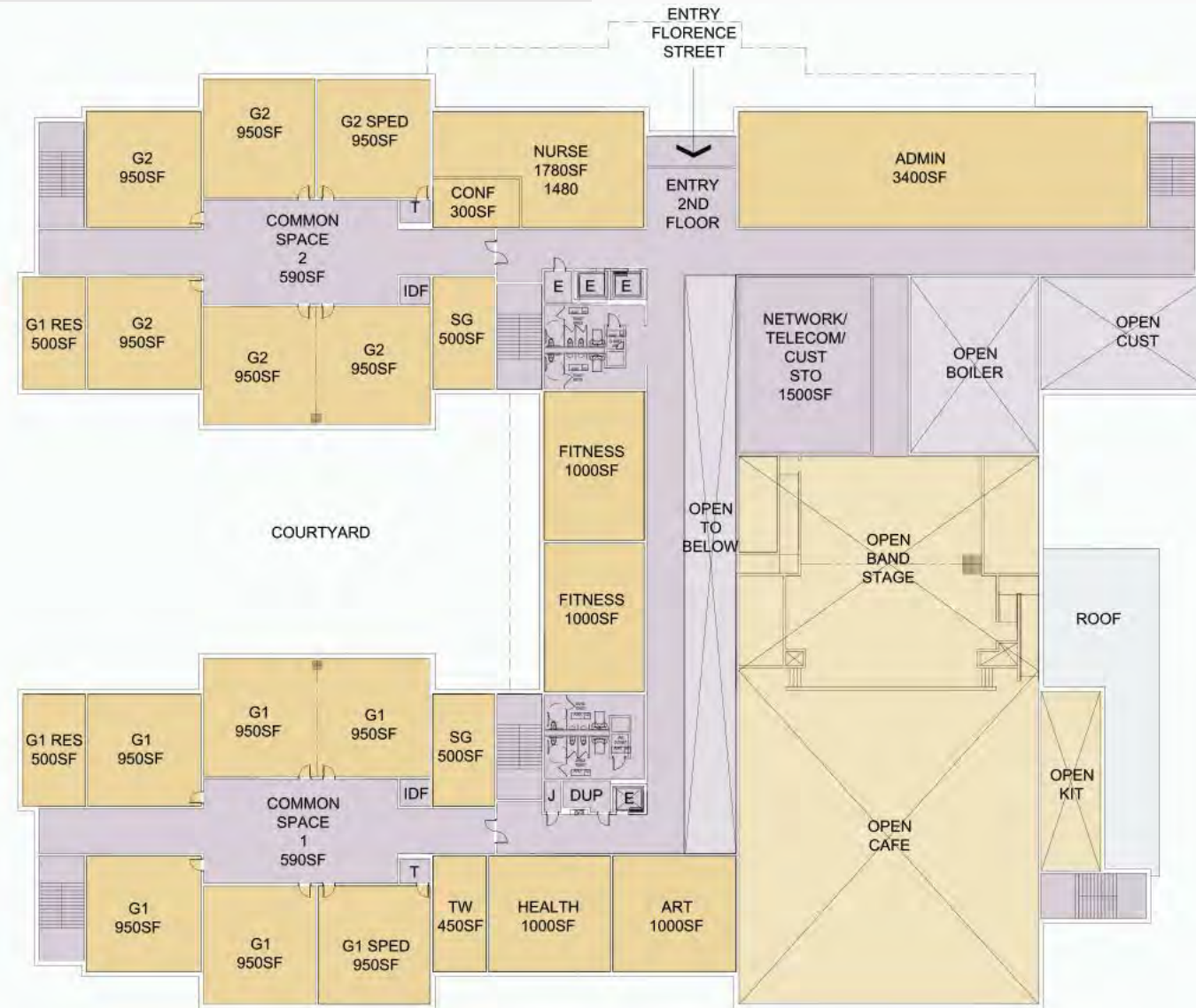
5 Florence Street Site

FIRST FLOOR PLAN



5 Florence Street Site

SECOND FLOOR PLAN



4 Story Option

5 Florence Street Site

THIRD FLOOR PLAN



4 Story Option

5 Florence Street Site

FOURTH FLOOR PLAN



4 Story Option

5 Florence Street Site

ROOF TOP PLAY AREA
EXAMPLE

Garfield School, Revere



4 Story Option

George Keverian School,
Everett, MA





ALBERT N. PARLIN
JUNIOR HIGH
SCHOOL

CHARACTER

CHARACTER IS THE FOUNDATION OF ALL GREATNESS. IT IS THE QUALITY OF THE SOUL WHICH DETERMINES THE HEIGHT OF THE SPIRIT AND THE SACRED TRINITY OF HEAVEN. IT IS THE QUALITY OF THE MIND WHICH DETERMINES THE DEPTH OF THE UNDERSTANDING AND THE BREADTH OF THE VISION. IT IS THE QUALITY OF THE HEART WHICH DETERMINES THE WARMTH OF THE FEELING AND THE PURITY OF THE MOTIVE. IT IS THE QUALITY OF THE WILL WHICH DETERMINES THE FIRMNESS OF THE RESOLUTION AND THE COURAGE OF THE DEED. IT IS THE QUALITY OF THE CHARACTER WHICH DETERMINES THE SUCCESS OF THE LIFE AND THE GLORY OF THE DEED. IT IS THE QUALITY OF THE CHARACTER WHICH DETERMINES THE GREATNESS OF THE SOUL AND THE SACRED TRINITY OF HEAVEN. IT IS THE QUALITY OF THE CHARACTER WHICH DETERMINES THE DEPTH OF THE UNDERSTANDING AND THE BREADTH OF THE VISION. IT IS THE QUALITY OF THE CHARACTER WHICH DETERMINES THE WARMTH OF THE FEELING AND THE PURITY OF THE MOTIVE. IT IS THE QUALITY OF THE CHARACTER WHICH DETERMINES THE FIRMNESS OF THE RESOLUTION AND THE COURAGE OF THE DEED. IT IS THE QUALITY OF THE CHARACTER WHICH DETERMINES THE SUCCESS OF THE LIFE AND THE GLORY OF THE DEED. IT IS THE QUALITY OF THE CHARACTER WHICH DETERMINES THE GREATNESS OF THE SOUL AND THE SACRED TRINITY OF HEAVEN.

Thank You

