

RECEIVED

By City Clerk's Office at 11:56 am, 10/19/21

September 7, 2021  
School Building Committee

A meeting of the School Building Committee was held on Tuesday, September 7, 2021 at 5:00 pm. The meeting was held remotely via Zoom participation.

Members present by roll call:

	<u>Present</u>
Donald Humason, Jr.	X
Stefan Czaporowski	X
Shannon Barry	X
Stacy Burgess	X
Chris Carey	X
Ramon Diaz	X
Ralph Figy	absent
Bryan Forrette	absent
Shelly Hazlett	absent
Bridget Matthews-Kane	X
Bill Parks	absent
Brian Sullivan	X
Cindy Sullivan	absent
Tammy Tefft	X
Chris Tolpa	X
Lisa Benoit	<u>X</u>
	11

Also in attendance: Dan Pallotta

Caolo & Bieniek Representatives: Bert Gardner, Jim Hanifan, Curtis Edgin

P3 Representative: Rob Todisco

Cindy Minicucci, Superintendent's Assistant

1. At 5:04 pm Chairman Donald Humason called the meeting to order.
2. Public Participation: none
3. Summary of Community Correspondence: none
4. Approval of the August 25, 2021 School Building Committee meeting minutes:  
Ramon Diaz moved, Bridget Matthews-Kane seconded to approve the August 25, 2021 School Building Committee meeting minutes, as presented.

	<u>YES</u>	<u>NO</u>
Donald Humason, Jr.	X	
Stefan Czaporowski	abstain	
Shannon Barry	X	
Stacy Burgess	X	
Chris Carey	X	

Ramon Diaz	X
Ralph Figy	absent
Bryan Forrette	absent
Shelly Hazlett	absent
Bridget Matthews-Kane	X
Bill Parks	absent
Brian Sullivan	X
Cindy Sullivan	absent
Tammy Tefft	X
Chris Tolpa	X
Lisa Benoit	<u>X</u>
	10

5. Discussion and vote on approval of the 3011 and submission of Schematic Design to the Massachusetts School Building Authority  
 Dan Pallotta shared a PowerPoint with the committee (attached). He reviewed the following: "3011" document, project in snapshot, construction trends, costs, ineligible costs and grant calculations.

The total project budget \$62,159.140 (includes already funded Feasibility Study)  
 Maxium MSBA grant will be \$29,700.494

Ramon Diaz moved, Tammy Tefft seconded to submit the complete Schematic Design, with the appropriate signatures for submission, to the Massachusetts School Building Authority.

	<u>YES</u>	<u>NO</u>
Donald Humason, Jr.	X	
Stefan Czaporowski	X	
Shannon Barry	X	
Stacy Burgess	X	
Chris Carey	X	
Ramon Diaz	X	
Ralph Figy	absent	
Bryan Forrette	absent	
Shelly Hazlett	absent	
Bridget Matthews-Kane	X	
Bill Parks	absent	
Brian Sullivan	X	
Cindy Sullivan	absent	
Tammy Tefft	X	
Chris Tolpa	X	
Lisa Benoit	<u>X</u>	
	11	

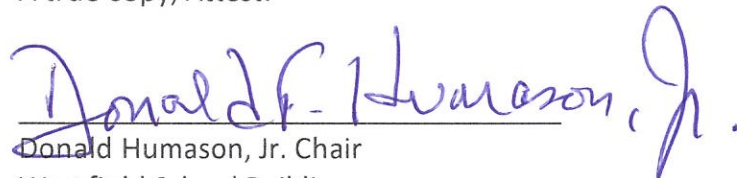
6. Any other items not reasonably anticipated 48 hours prior to the meeting: none

7. Adjourn

At 5:45pm Ramon Diaz moved, Bridget Matthews-Kane seconded to adjourn the meeting.

	<u>YES</u>	<u>NO</u>
Donald Humason, Jr.	X	
Stefan Czaporowski	X	
Shannon Barry	X	
Stacy Burgess	X	
Chris Carey	X	
Ramon Diaz	X	
Ralph Figy	absent	
Bryan Forrette	absent	
Shelly Hazlett	absent	
Bridget Matthews-Kane	X	
Bill Parks	absent	
Brian Sullivan	X	
Cindy Sullivan	absent	
Tammy Tefft	X	
Chris Tolpa	X	
Lisa Benoit	<u>X</u>	
	11	

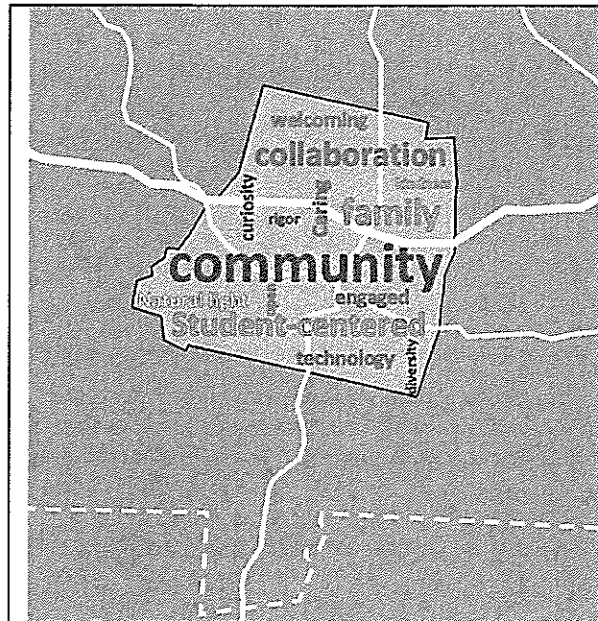
A true copy, Attest:



Donald Humason, Jr. Chair  
Westfield School Building  
Westfield School Committee

DH/cm

Minutes approved: October 6, 2021



## WESTFIELD ELEMENTARY SCHOOL PROJECT

Our goal is to provide a *new school community* for the students of the Abner Gibbs and Franklin Avenue neighborhoods, that will be educationally innovative, historically respectful, and sensitive to the needs of the community

### Franklin Ave Building Committee

September 7, 2021



P<sup>3</sup> PROFESSIONAL SERVICES



The "3011" = The Total Project Budget

- The 3011 is the basis of the MSBA grant
- The 3011 captures all potential costs
- The 3011 becomes the project budget.



P<sup>3</sup> PROFESSIONAL SERVICES





# The Project in a snapshot.

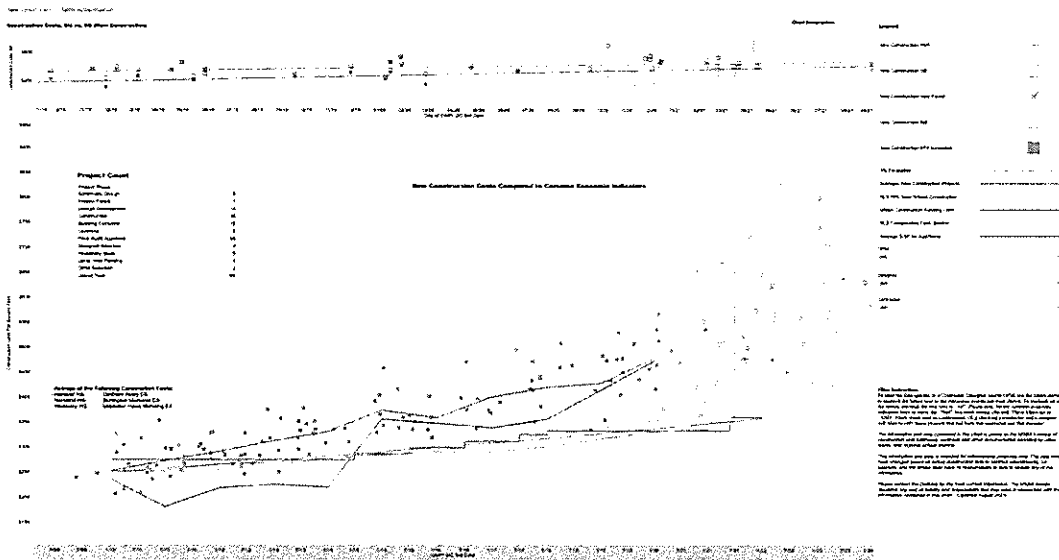
- Total Building Size. 88,495 SF
- Eligible Building space for grant. 86,483 SF
- Ineligible space 2,012 SF
- ONLY 2.27 % of Westfields space ineligible.
- Extremely efficient space utilization



P3 PROJECT PLANNING PROFESSIONALS



# Construction Trends



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## The Project in a snapshot.

- MSBA Caps Designers at 10% of Construction Cost Factor.
- Factor = SF \* \$500.
- Ineligible Designer Costs \$ 618,250.



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## The Project in a snapshot.

- MSBA Caps sitework at 8% of Construction.
- Ineligible Site Costs \$ 1,831,593.
- 40 % of Westfields space ineligible.
- MSBA's Site doesn't covers larger sites.



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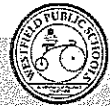


## The Project in a snapshot.

- MSBA Caps Technology & Furniture (FFE) @ 1,200 a pupil each.
- Ineligible Furniture Costs \$ 626,000.
- Furniture costs are outpacing MSBA's per student grant, Technology is keeping pace, there is no ineligible's in Tech.



P3  
PROJECT PLANNING PROFESSIONALS

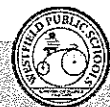


## The Grant Calculation

- Asbestos Abatement - Almost all schools have some form or Asbestos based products. They are inert when not disturbed. We are removing an entire building that has Asbestos containing Materials (ACMs).
- MSBA will pay for all abatement except floor tiles. The logic is that floor tiles are a routine item not capital.
- Ineligible Abatement is \$ 150,000.



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## The Grant Calculation

- MSBA Grant is calculated primarily on your percentage rate multiplied by the Total Project Cost.
- MSBA Caps the allowable construction cost by a different factor. Costs are determined by two independent cost estimates.
- This factor utilizes all eligible costs of construction but with a cap at \$360 a Square Foot.



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## The Grant Calculation

• The Building Area	88,495 SF
• Ineligible Area	<u>2,012 SF</u>
• Eligible Building	86,483 SF
• Reimbursement Limit	<u>x \$360 per SF</u>
• Eligible Building Costs	\$ 31,133,880.
• Eligible Demo and Abatement	<u>\$ 951,198.</u>
• Basis of Costruction Costs	\$ 32,085,078.
• Construction Budget	<u>\$ 50,430,464.</u>
• Ineligible Construction Costs	\$ 18,345,386.



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## The Grant Calculation

• Total Project Budget (excl. cont.)	\$59,385,464.
• All Ineligiblble costs (excl. contingency)	<u>\$19,589,635.</u>
• Basis of Maximum Facilities Grant	\$39,795,829.
• Reimbursement RATE from MSBA	73.24 %
• Total Facilities GRANT from MSBA	\$29,146,465.
• Eligible additional Contingencies	<u>554,029.</u>
• Maximum MSBA Grant will be	\$29,700,494.



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## The MSBA Grant

• Total Project Budget **	\$62,159,140.
• Max. MSBA Grant will be	\$29,700,494.

Note \*\* Project Budget includes already funded Feasibility Study



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# Cost Summary

Design Alternative	Total Gross Square Feet	Square Feet of Renovated Space (Cost <sup>1</sup> /sf)	Square Feet of New Construction (Cost <sup>1</sup> /sf)	Site Building Takedown, Haz. Mat. Cost <sup>1</sup>	Estimated Total Construction <sup>2</sup> (Cost <sup>1</sup> /sf)	Estimated Total Project Costs
Design Alt 00 (Base Repair)	33,033 sf	33,033 sf \$345.28/sf	0 sf	\$4,784,079	\$16,189,697 \$490.11/sf	\$20,237,121
Design Alt 02D.1 (Add-Reno)	95,195 sf	29,716 sf \$683.87/sf	65,479 sf \$465.54/sf	\$5,519,384	\$56,324,381 \$591.67/sf	\$66,462,770
Design Alt 02E.1 (New)	88,014 sf	0 sf	88,014 sf \$572.82/sf	\$5,248,049	\$55,664,573 \$632.45/sf	\$65,684,196
Design Alt 02E.2 (New)	88,995 sf	0 sf	88,995 sf \$545.47/sf	\$5,352,207	\$53,892,916 \$606.57/sf	\$63,593,641
Design Alt 02E.3 (New)	88,562 sf	0 sf	88,562 sf \$514.91/sf	\$5,751,525	\$51,353,246 \$579.86/sf	\$60,596,830
Design Alt 02E.4 <sup>3</sup> (New)	88,227 sf	0 sf	88,227 sf \$506.43/sf	\$5,761,962	\$50,442,405 \$571.73/sf	\$59,522,038



P<sup>3</sup> ENGINEERING GROUP, INC.

