

TOWN OF WESTWOOD PAUL HANLON ELEMENTARY SCHOOL



- Introduction / Roles
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- MSBA Process
- WSBC Role
- MSBA Reimbursement
- Designer Selection





INTRODUCTION/ROLES

TOWN OF WESTWOOD | PAUL HANLON ELEMENTARY SCHOOL

Timothy Bonfatti
Project Director

FEASIBILITY/DESIGN PHASE

**Bryan
Jarvis**
Project
Executive

**Christopher
Kenney**
Senior Project
Manager

Brian Kelley
Vice President

CONSTRUCTION PHASE

**Bryan
Jarvis**
Project
Executive

**Christopher
Kenney**
Senior Project
Manager

**Emily
Sarazin**
Construction
Site Manager



ELEMENTARY SCHOOL EXPERIENCE



HUNNEWELL ELEMENTARY SCHOOL, Wellesley

- Swing Space Analysis
- Extensive Site Constraints
- Significant Public Engagement
- Net Zero Energy Ready



HARDY/ UPHAM ELEMENTARY SCHOOL, Wellesley

- Redistricting / Consolidation Options
- Historically Sensitive Considerations
- Focus on Sustainability
- K-5 Neighborhood Schools





ELEMENTARY SCHOOL EXPERIENCE



MARATHON ELEMENTARY SCHOOL, Hopkinton

- Extensive Options Analysis
- Reviewed Four (4) Separate Sites
- Expanded School During Construction
- 2 Months Ahead of Schedule & \$4M Under Budget



FIELD ELEMENTARY SCHOOL, Weston

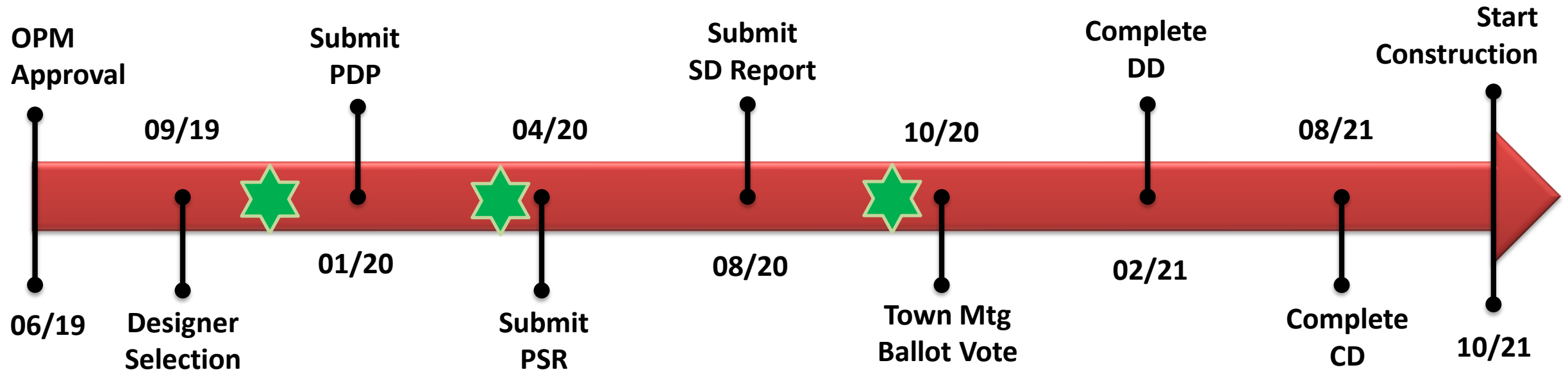
- Upper Elementary
- Congested Campus – 3 Other Schools
- Built on Sloped Site
- Extensive Daylighting



APPROACH TIMELINE



Community Forum



PDP: Preliminary Design Plan | PSR: Preferred Schematic Report | SD: Schematic Design Report



MSBA Process – Feasibility / SD Phase

Preliminary Design Program (PDP)

- Educational Program
- Initial Space Summary
- Evaluation of Existing Conditions
- Site Development Requirements
- Preliminary Evaluation of Alternatives

Preferred Schematic Report

- Evaluation of Existing Conditions
- Final Evaluation of Alternatives
- Preferred Solution

Schematic Design Report

- Schematic Design (30%)
- Final Design Program
- Traffic Analysis
- Environmental Assessment
- Geotechnical
- Code Analysis
- Sustainability
- ADA / MAAB Analysis
- Room Data Sheets
- Project Delivery System
- Construction Estimates
- Total Project Budget
- Maximum Reimbursement
- Project Schedule



WSBC –Responsibility Matrix - FS

Deliverable	Review/ Comment	Vote	Time Frame*	Comment
MSBA Submissions		X	Q1, Q2, Q4	
Design Alternatives	X		Q1	
Education Plan / Space Summary	X		Q1	SC Vote
Sustainability Approach		X	Q2	
Evaluation Criteria		X	Q1	
Shortlist of Options		X	Q1	
Instructional Technology	X		Q3	SC Vote
Project Budget / Schedule		X	Q3	
Community Outreach	X			
Design Elements	X		Q2	
Final Preferred Option		X	Q2	

*assumes Designer Selected 10/19 – all time frames 2020



MSBA Process – Reimbursement

MSBA Cost Caps / Exclusions

The MSBA has several types of costs which are ineligible for reimbursement. They fall into three general categories.

- **Categorically Ineligible**
 - Costs that are not core to the educational program
 - Costs for items that are not part of the permanent building and grounds
 - costs beyond the project scope
- **Costs that Exceed MSBA Caps**
- **Costs for Spaces that Exceed Guidelines (sometimes)**
 - Costs for spaces that are eligible but exceed the MSBA guidelines and not approved by MSBA staff



MSBA Process – Reimbursement

MSBA Cost Caps / Exclusions

The following costs are categorically ineligible for reimbursement

- Land Acquisition
- Legal Fees
- Off site Improvements
- Synthetic Turf; Spectator Amenities; Stadiums
- Utility Company Charges
- Swing Space
- Building Permits / Local Board Costs
- Financing Costs
- Site Remediation
- Asbestos Containing Floor Tiles
- Auditorium (although a cafetorium would be eligible)



MSBA Process – Reimbursement

MSBA Cost Caps / Exclusions

Costs that exceed the following caps are ineligible

- ▶ **Soft Costs exceeding 20% of construction costs**
- ▶ **OPM costs exceeding 3.5% of construction costs; Architect costs exceeding 10% of construction costs**
- ▶ **Building costs exceeding \$326/SF (periodically updated)**
- ▶ **Site costs that exceed 8% of the building costs**
- ▶ **Furnishings and Technology Equipment that exceed \$2,400/student based on approved enrollment**
- ▶ **Change Orders exceeding 1% of construction cost**



Designer Selection Process

Designer Selection is determined by the MSBA Designer Selection Panel

- Total of 15 members. Twelve permanent members are appointed by MSBA; three members are assigned by the district
 - Representative from School Committee
 - Superintendent or Representative
 - CEO or Representative
- Firms must have been pre-qualified by MSBA
 - MCPPO certified
 - 17.6% M/WBE Participation
- Compass will manage the selection process on behalf of DSP (working with WW procurement)
 - Finalize RFS
 - Advertisement Walk-through
 - Reference Checks
- District reps cannot “pre-rank” but can discuss submissions
- DSP hearing in Boston – shortlist to 3 or 4 finalists
- 2nd DSP hearing will be interviews
- Shortlist and finalist are ranked by vote of DSP. 1st ranked – 3 points; 2nd ranked – 2 points; 3rd ranked – 1 point
- Town (with OPM) negotiates fee and awards contract



Designer Selection Process

Proposed Timeline for Designer Selection

WPS / SBC Receive Draft RFS	6/10/19
MSBA Receive Draft RFS	6/17/19
MSBA Returns RFS Comments	7/1/19
Submit to Central Register and Local paper	7/18/19
RFS Available	7/24/19
Pre-Proposal Informational Session (Location and Time: TBD)	7/31/19
Last Day for Questions from Respondents	8/14/19
Responses Due by 11:00am	8/21/19
CPM Complete Reference Checks and Subconsultant Matrix	8/28/19
Submit Information to MSBA DSP	8/29/19
MSBA DSP Meeting	9/17/19
MSBA DSP Interview (if decided)	10/1/19