

Westwood Public Schools

# Hanlon Elementary School Building Project

School Building Committee

12.11.2020





# Agenda

- **Upcoming Schedule**
- **Schematic Design Update**
- **Cost Estimate**
- **Construction Delivery Methods**

# Building Project - Key Dates

## Current Schedule

### December:

14<sup>th</sup>: Select Board, Fin Comm, School Committee Joint Meeting

15<sup>th</sup>: Community Presentation

18<sup>th</sup>: SBC vote on SD Submission to MSBA with Budget

29<sup>th</sup>: Design Team submits SD Package to MSBA

### February 2021

MSBA Board Meetings

### May/June 2021:

Town Meeting – Ballot Vote

## Proposed Schedule

### December:

14<sup>th</sup>: Select Board, Fin Comm, School Committee Joint Meeting

15<sup>th</sup>: Community Presentation

### January 2021

22<sup>nd</sup> SBC Meeting

### February 2021

5<sup>th</sup> SBC vote on SD Submission to MSBA with Budget

24<sup>th</sup>: Design Team submits SD Pkg to MSBA

### April 2021

MSBA Board Meetings

### May/June 2021:

Town Meeting – Ballot Vote





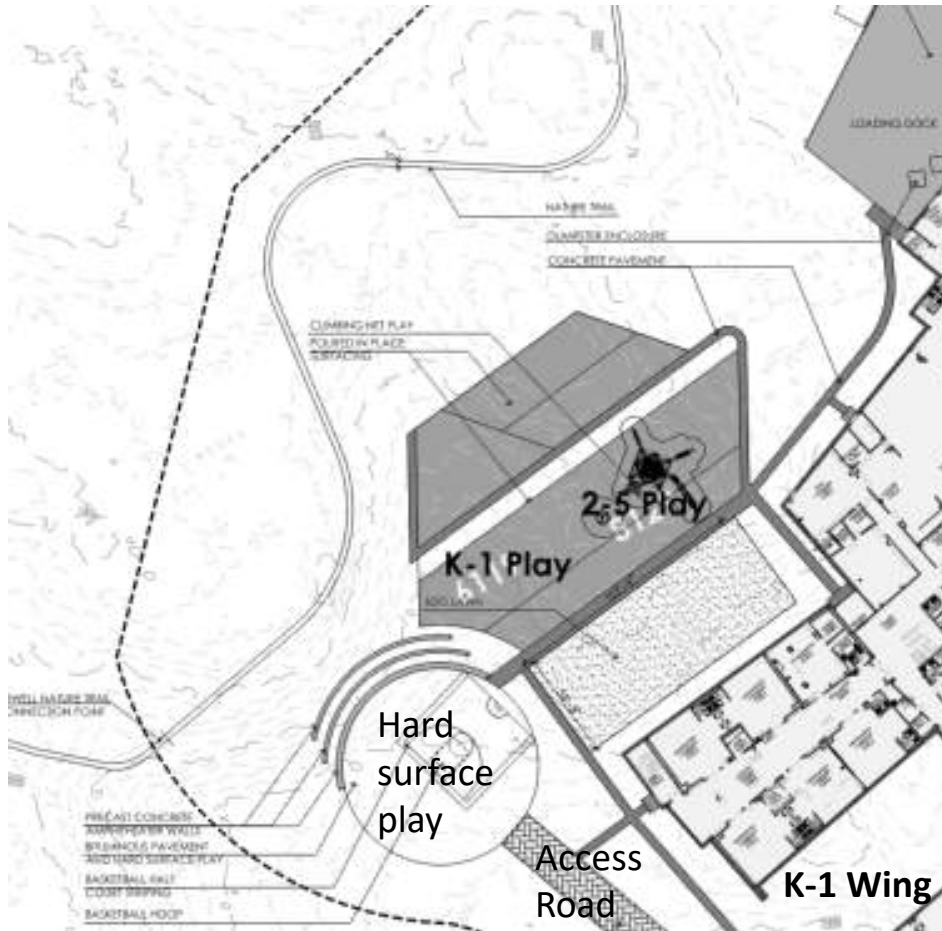




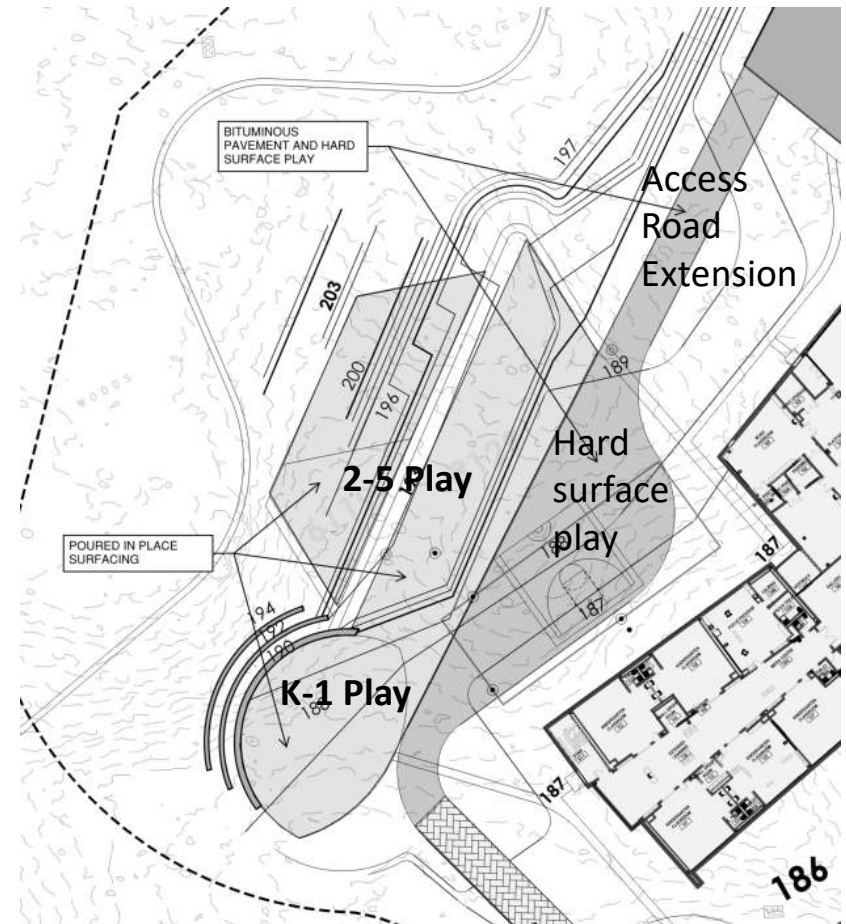








Previous



Proposed

# SD Update: Site Plan Revisions



# Overview : Construction Cost vs. Project Cost and Alternates

## **Construction Cost: Costs associated with construction of site and building**

- Drawings and Specifications – issued to a contractor to bid
- Includes elements integrated into infrastructure of the building/site
- Does not include loose furniture and technology

## **Soft Cost: Remaining costs associated with project**

- Consultant costs: ie. Architect, Engineers, OPM, Cx Agent
- Permitting, Testing
- Owner Contingencies
- Loose furniture and technology (computers, AV equipment)

## **Project Cost: Sum of both of those combined**

- Amount presented to the public for authorization to bond

## **Alternate: An item desired to be included in project if bids are favorable**

- Delineated within the drawings and spec's





*From SBC Meeting 11-06-20*

## SD Project Budget – Potential Cost Impact

\$88.1 M Project Cost

Item removed: 7 v 7 Soccer Field

Items that may result in budget increases:

- UV-C for HVAC system

- Natural Gas Emergency Generator vs. Bio-Diesel

- Radon Mitigation

- Project Schedule extended

- Possible Access Road connection

- Ledge Removal



# Construction Cost Estimates

|                                 |                      |
|---------------------------------|----------------------|
| <b>Target Construction Cost</b> | <b>\$ 70,381,157</b> |
| <b>Target Soft costs</b>        | <b>\$ 17,800,000</b> |
| <b>Target Project Cost</b>      | <b>\$ 88,181,157</b> |

**Cost Estimates from two Professional Cost Estimators  
Reconciled to form one agreed upon cost estimate**

|   |                      |
|---|----------------------|
| <b>Reconciled Construction Cost Estimate</b>    | <b>\$ 71,068,130</b> |
| Potential Savings (Three buckets) :             | \$ (2,422,928)       |
| <b>Potential Revised Base Construction Cost</b> | <b>\$ 68,645,202</b> |
| <b>Possible AC revisions: future review</b>     | <b>TBD</b>           |

**Alternate: Add UV-C system**                      **\$ 187,274**

Items **included** in reconciled cost estimate:

- Natural Gas Emergency Generator vs. Bio-Diesel
- Radon Mitigation
- Project Schedule extended
- Possible Access Road connection
- Ledge Removal

\$686,973 Above target

## Three Buckets:

- ☐ **Accept**
- ☐ **Make into an Alternate**
- ☐ **Not Accepted**



# Value Management: Review Assignments

In January,  
Review and  
Recommend:

Possible Savings \$2,422,928

**School Building Committee:**      **Site**

**Aesthetics Working Group:**      **Design Related**

**Educators Working Group:**      **Functional Use**

**D+W:**      **Other**



# Value Management: Review Assignments

In January,  
Review and  
Recommend:

## School Building Committee:

Site: \$601,425

- Reduce trees and plantings by 50%
- Provide sloped grassed landscape in lieu of precast units at amphitheater
- Eliminate planter beds and curbs at entry plaza
- Reduce quantity of granite curbing and replace with precast concrete
- Replace portion of concrete sidewalks with asphalt
- Reduce amount of curbing





# Value Management: Review Assignments

In January,  
Review and  
Recommend:

## Aesthetics Working Group:

Exterior Design Related:  
**\$1,575,991**

### Building Exterior:

- \*Canopy outside Library: Reduce size or consider as Alternate
- Change rainscreen system to Terracotta shingles
- Entry walkway canopy: Simplify, reduce size
- Remove or modify sunshades/horizontal element on east, west, south facades
- Change fieldstone to brick
- Change curtainwall to storefront system

*\*Also being reviewed by Educators Working Group*



# Value Management: Review Assignments

In January,  
Review and  
Recommend:

## Aesthetics Working Group:

Interior Design Related:  
\$73,092

### Building Interior:

- Delete wood trim at storefront systems, use aluminum finish instead (Media Ctr and Cafeteria)
- Use painted concrete block at stairways in lieu of polished ground faced block





# Value Management: Review Assignments

In January,  
Review and  
Recommend:

## Educators Working Group:

**Functional Use: \$73,395  
+ HVAC value TBD**

### **Building Exterior, Interior, HVAC:**

- \*Canopy outside Library: Reduce size or consider as Alternate
- Sliding glass doors at ELA's: use fixed borrowed lite instead
- Change from 100% AC to dehumidification with AC only in specific spaces in the building

*\* Also being reviewed by Aesthetics Working Group- value carried in other group*



# Value Management: Review Assignments

In January,  
Review and  
Recommend:

**Dore + Whittier:**

**Other: \$99,025**

## **Review with Town and School District Administration:**

- External Grease Trap: consider eliminating due to Warming Kitchen only
- Eliminate Lightning Protection





# CM at Risk v Traditional Design/Bid/Build

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## CM at Risk (Ch 149A)

- Design Phase Services
- Start before design is completed
- Qualification-based selection
- Negotiated price - GMP
- “Open book” accounting

## Design-Bid – Build (Ch 149)

- No design phase services
- Completed design
- Lowest Responsive Bidder (prequalified)
- Lump Sum Payment
- Owner has no say in team (except prequalification of FSB’s)

# Key Difference

- **With CM at Risk** – you are hiring a professional service firm which builds buildings
- **With D-B-B** – you are purchasing a building in accordance with detailed plans and specifications



# Finding the Tipping Point

- ▶ Bottom Line: Some projects are sufficiently “simple” that the initial cost savings with DBB outweigh the value-added services provided through CMR.
- ▶ IG Report on CMR: Owner’s view CM at Risk most appropriate for large, complex projects involving phasing, challenging logistics, on occupied campus’s and aggressive schedules; DBB as most appropriate for relatively basic new construction on open, clean sites, not time dependent.

# Hanlon School – Pros and Cons

## Pro's - CMR

- Significant ledge removal
- Demanding energy use requirements
- Super-insulated building envelope
- Engaged neighborhood
- Early start – earlier finish
- Westwood history w DBB

## Pro's – D-B-B

- Higher Initial Cost w CMR
- Not commensurate reduction in change orders w CMR
- Prequalification – better chance at quality bidders
- Will “hyper spec” critical specifications and subs



# CMR – Initial Cost Premium

## Per PMC Cost Estimators

- About 5%
- Added CM contingency
- More expensive GC's / GR's
- More selective trade contractor prequalification

## Per MSBA report - 2016

- Old report (last project is 2015)
- Range from 6.5 to 9%
- Change orders make up some of the difference



Questions, Comments,  
Reactions?