

Westwood Public Schools

# Hanlon Elementary School Building Project

School Building Committee

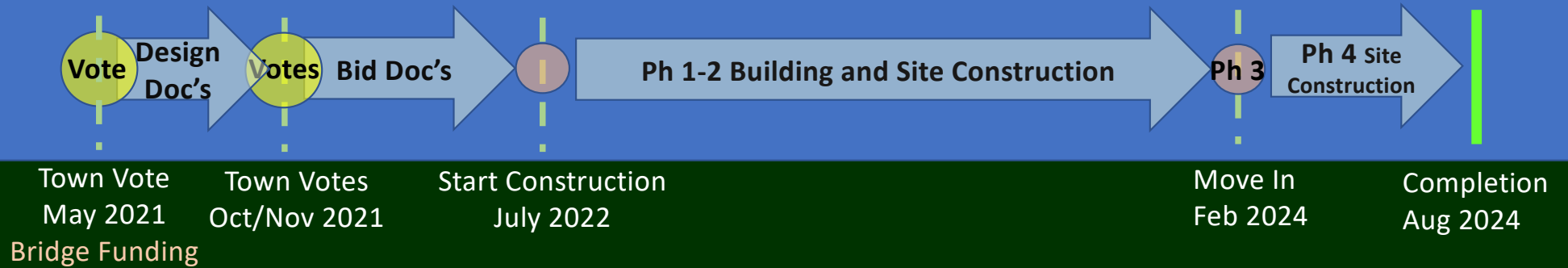
02.05.2021



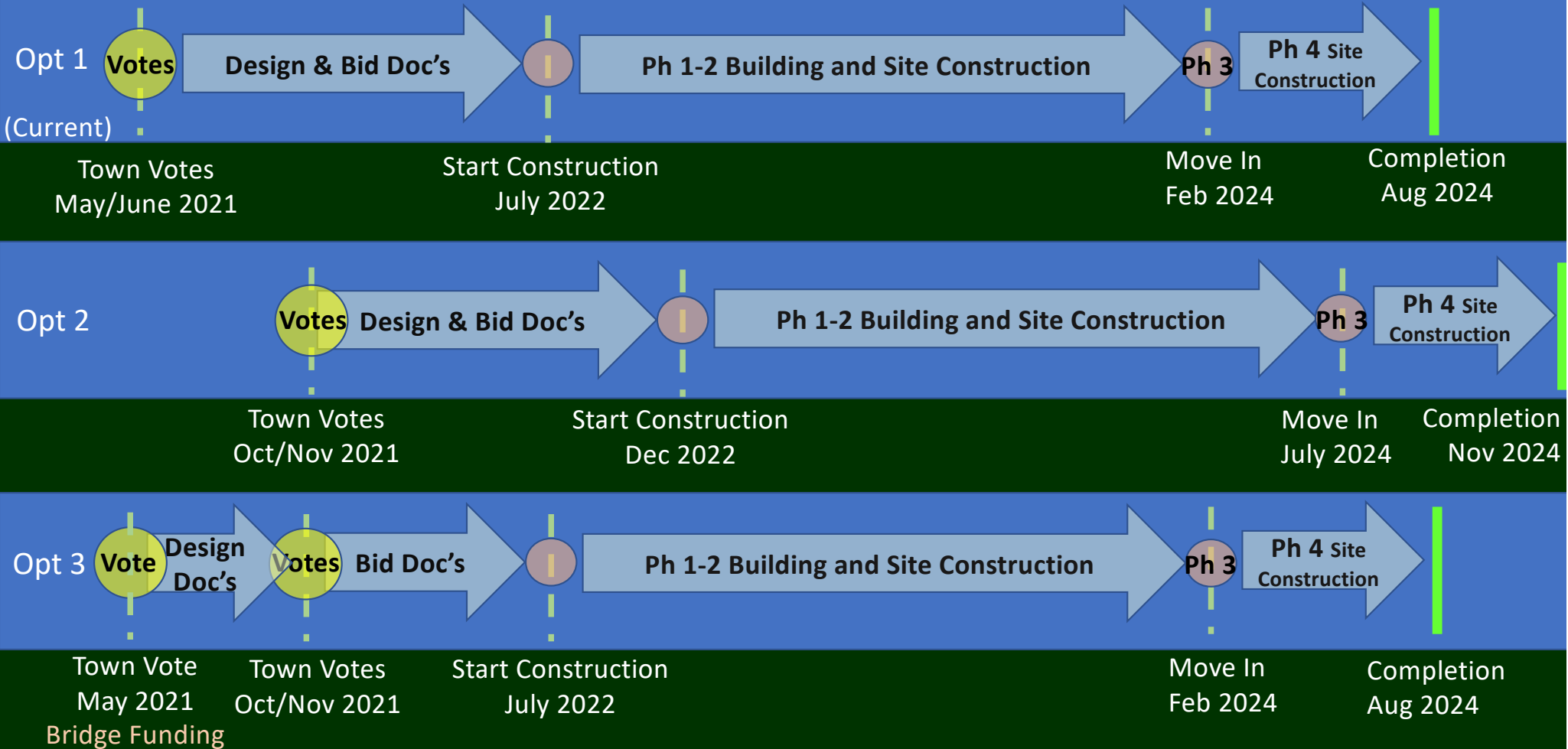
# Agenda

- **Project Schedule**
- **Project Budget**
- **Bridge Funding Request**

## Project Schedule



## Projected Project Schedule Options



## Increased Cost Associated with Schedule Shift

Extending the construction schedule would have a cost impact to the project of approximately \$720k

- Escalation (3% annually) for 5 month delayed construction start (from July 2022 to December 2022)
- Additional contingency costs to address potential winter conditions at construction start (December 2022)

# Construction Cost

Target Construction Cost	\$ 70,381,157
Target Soft costs	\$ 17,800,000
Target Project Cost	\$ 88,181,157

Reconciled Construction Cost Estimate	\$ 70,885,948
Site	\$ (586,922)
Aesthetics	\$ (811,346)
Recommended Savings to Accept :	\$ (1,398,268)

**\$504,791** Above target (*Rev 12/21/20*)

<b>Revised Base Construction Cost</b>	<b>\$ 69,487,680</b>
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**Approved construction budget on 1/22/21**

Alternate: Add UV-C system	\$ 205,760
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**Excluded from Project Budget**

Alternate: Phase 2 Landscaping	\$ 224,000
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**Excluded from Project Budget**

# Project Cost

**Project Cost = Construction Cost + Soft Cost**

<b>Construction Cost</b>	<b>\$ 69,487,680</b>
OPM	\$ 2,495,116
A & E	\$ 7,979,290
FFE & Technology	\$ 1,800,000
Permitting, Testing, Enhance Commissioning, moving, legal, & other costs	\$ 946,300
Project Contingency (const. 5% & soft cost)	<u>\$ 4,125,821</u>
Total Soft Cost	<b>\$ 17,346,527</b>
<b>Total Project Cost</b>	<b>\$ 86,834,207</b>

**Target \$17,371,920 (25%)**

## MSBA Reimbursement Calculation

$$\frac{(\text{Total Project Cost} - \text{Ineligible Costs})}{\text{Town's Reimbursement Rate}} = \text{Estimated Maximum MSBA Reimbursement}$$



## Ineligible Costs - Construction

• Asbestos Flooring Abatement	\$ 110,000
• Site Cost above 8% of construction trade cost	\$ 5,884,238
• Construction cost above MSBA cap (\$/sf, excluded sf*)	\$ 28,459,497
• General Condition, Bond, Insurance above MSBA cap	\$ 1,391,989
• <u>Escalation above MSBA cap</u>	<u>\$ 299,712</u>
Total	\$ 36,145,436

\* Extra space in gym and any other areas above MSBA cap

# Construction Cost above MSBA cap

- **Area of building anticipated to be outside of reimbursement (appx. \$9M):**

16,670 sf +/-

Gym additional sf: 6,000 sf+/- (out of 12,000 sf+/-)

Extended Learning Areas: 4,000 sf+/- (out of 6,800 sf)

Extended Day and Mothers Room: 650 sf+/- (out of 650 sf+/-)

Staff Workroom: 450 sf+/- (out of 1,120 sf+/-)

Grossing multiplier (wall thickness, corridors, etc)

- **Allowable \$/SF (\$333) reflects 2013 costs according to MSBA data – not 2022 (appx. \$19M)**

Heightened by NZE premiums and new 2020 Massachusetts Energy Code: geothermal, ultra-insulated envelope, high efficiency HVAC

- **Excess site beyond cap (8%) due to ledge, site development and play fields. MSBA cap is inadequate for suburban schools (app. \$6M)**

# Construction Costs: January 2011 – July 2022

- 2011 was last time that cost of new construction aligned with the MSBA allowable reimbursement
  - MSBA reimbursement amount: \$333/sf
  - Project cost: \$614/sf

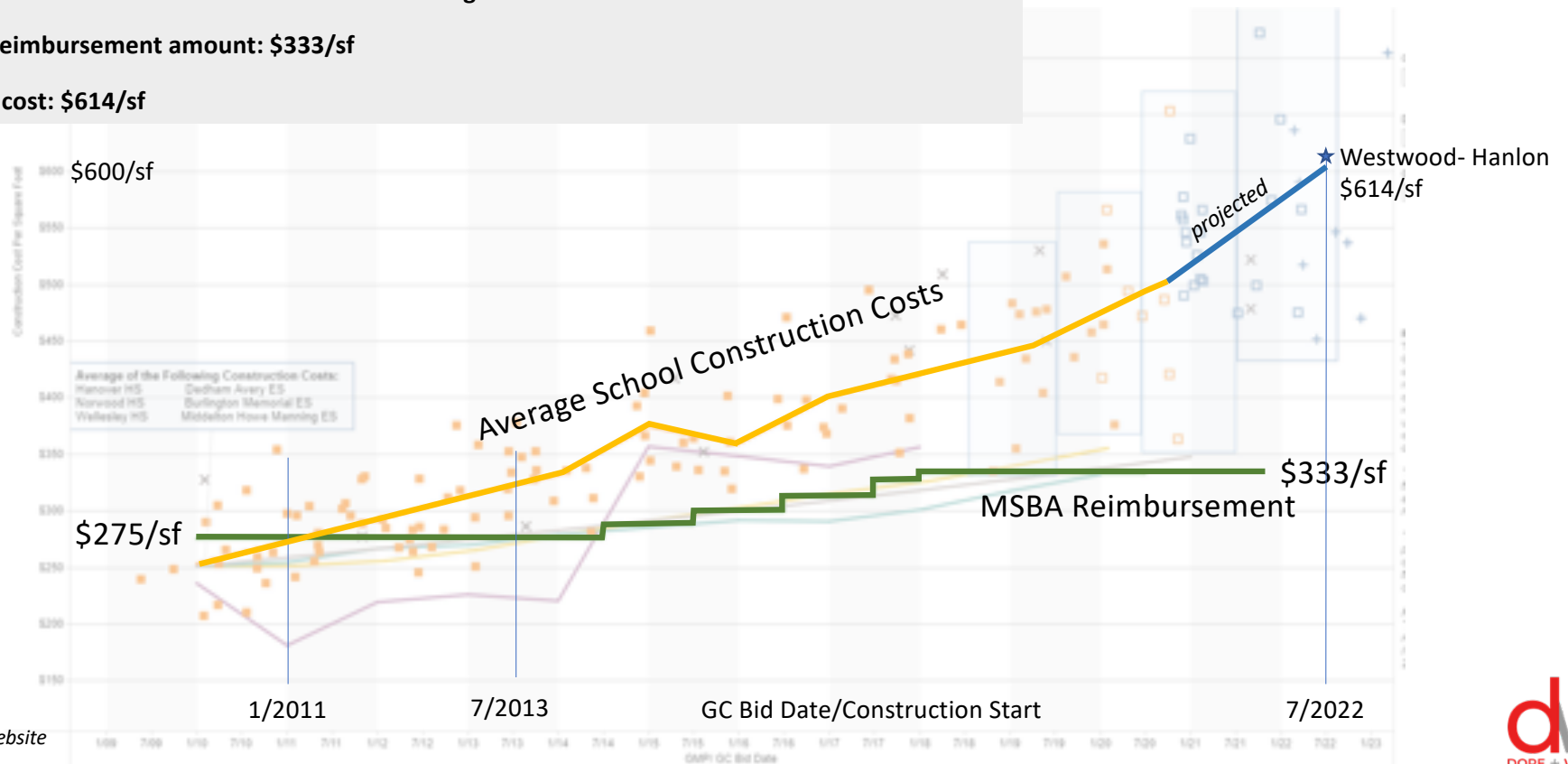


Chart from MSBA website

# Construction Cost Comparison – Similar Projects

**Westwood  
Hanlon ES**



**Medfield  
Dale ES**



**Westborough  
Fales ES**



**Wellesley  
Hunnewell ES and Upham ES**



**Ashland  
Mindess ES**



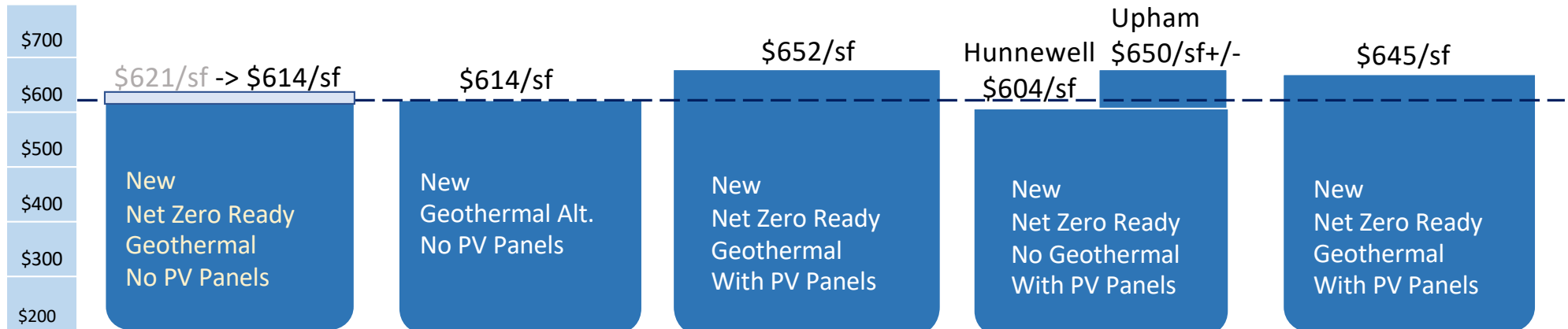
Construction Start: 2022

2022

2020

2022 and 2023

2021



## Ineligible Costs – Soft Cost

• Legal, Permitting	\$ 110,300
• Architect basic service above MSBA cap	\$ 241,532
• Moving & mailing	\$ 120,000
• FFE & Technology cost above MSBA cap	\$ 456,000
• <u>Contingency above MSBA cap (Const. &amp; Soft costs)</u>	<u>\$ 2,780,944</u>
Total	\$ 3,708,776

## Eligible Cost for Reimbursement

<b>Project Cost</b>	<b>\$86,834,207</b>
<b>Ineligible Construction Cost</b>	<b>-\$36,145,436</b>
<b><u>Ineligible Soft Cost</u></b>	<b><u>-\$ 3,708,776</u></b>
<b>Total Eligible Cost*</b>	<b>\$46,979,995</b>

**\*Subject to MSBA Audit**

## MSBA Reimbursement Rate

<b>Base Rate</b>	<b>35.42%</b>
<b>Maintenance Incentive</b>	<b>+1.93% (2% max)</b>
<b><u>Green Incentive</u></b>	<b><u>+2.00%</u></b>
	<b>= 39.35%</b>

## MSBA Maximum Reimbursement

<b>Total Project Cost</b>	<b>\$86,834,207</b>
<b>Ineligible Construction Cost</b>	<b>-\$36,145,436</b>
<b><u>Ineligible Soft Cost</u></b>	<b><u>-\$ 3,708,776</u></b>
<b>Total Eligible Project Cost*</b>	<b>\$46,979,995</b>
<b><u>Reimbursement Rate</u></b>	<b><u>x 39.35%</u></b>
<b>Maximum Total Facilities Grant</b>	<b>\$18,486,628</b>

\*Subject to MSBA Audit



## Town Share

<b>Total Project Cost</b>	<b>\$86,834,207</b>
<b><u>Maximum Total Facilities Grant</u></b>	<b><u>-\$18,486,628</u></b>
<b>Town Share</b>	<b>\$68,347,579</b>
Effective Reimbursement rate 21.29%	



Questions, Comments,  
Reactions?