
Timelines | Costs

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5.1 *Capital Needs Schedule*

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Options Matrix | Timelines | Costs

5.1 Capital Needs Schedule

Through the master planning process, preferred options and project priorities were briefly discussed. In order to effectively plan out the potential design and construction schedules for each project, there will need to be a continued discussion and decisions made regarding preferred options, potential funding sources and Town involvement in the decision making process.

Discussions with the School Administration and select School Committee members have suggested that an elementary school project or projects would be the main priority. In particular, Sheehan, Deerfield and Hanlon will need to be addressed due to the aging infrastructure and systems within these buildings.

Just a base level of renovations that would be required to address only the code and building systems will require a substantial budget. Massachusetts School Building Authority (MSBA) grant funding may be available for some portions of these upgrades through their Accelerated Repair Program (windows, boilers, roofs). However, these repairs will not address the educational needs of the schools. MSBA funding is also available for major renovation projects and possible new school buildings through their Core Program. Educational programs will be evaluated against MSBA guidelines and addressed in the Core Program.

To enter into the MSBA grant program, a Statement of Interest (SOI) must be filed for each school that will be impacted by the potential master plan preferred option. This is the first step in the Application Process. The purpose of the SOI is to ascertain from communities whether they believe they have any deficiencies in their school facility (facilities) that meets one or more of the statutory priorities and evaluate the urgency of each of these deficiencies. The primary SOI must be filed for the most urgent (priority) school even though multiple schools may be addressed as part of the overall plan/project. Once an SOI is voted and approved through the MSBA, the District will be invited to enter into the Eligibility Period.

At this time, Westwood has not submitted a statement of interest for any of the school facilities. The SOI process is already closed for FY2015. Enrollment into the FY2016 SOI process is anticipated to open early January 2016.

Cost Estimates prepared, and discussed in Section 5.2 of this report do not reflect any potential MSBA grant funding.

5.2 Cost Model

Once Preferred Options were identified, VJ Associates developed cost estimates based on the conceptual scope of work and plan diagrams as discussed in Sections 2 and 3 of this report. The VJ Associates estimates can be found in Appendix, Section 6.6.

All options were estimated on a square foot basis for school construction, inclusive of current prevailing wage rates for construction in this market and represents a reasonable opinion of cost. Costs vary due to fluctuating market conditions, lack of surplus bidders, and perception of risk and material availability. “Construction costs” or “hard” costs include direct construction costs, construction managers (CM) overhead and profit and contingencies, hazardous materials testing and monitoring, and other construction testing.

To determine the total “project costs” or “soft” costs, a 35% markup was added to the estimated construction costs to cover all additional project costs including furnishings and equipment (FF&E), technology and computers, design fees, Owner’s project managers’ fees, commissioning, site survey and geotechnical borings, miscellaneous expenses and owner’s contingency.

Total project costs for the preferred options are included in the Master Plan Options Matrix (Appendix 6.5), but are also summarized in the chart below:

City or Town	Deerfield	Sheehan	Hanlon	Martha Jones	Downey	Thurston Middle School	Total Project Cost per Option
Option A-1	\$9,205,895	\$16,572,434	\$10,974,470	\$1,242,650	\$1,194,430	\$23,507,250	\$62,697,129
Option B-1	\$14,115,061	\$20,728,128	\$12,661,350	\$1,242,650	\$1,297,399	\$28,199,438	\$78,244,025
Option B-3	\$13,512,041	\$20,728,128	\$12,661,350	\$1,242,650	\$1,297,399	\$28,199,438	\$77,641,005
Option C-1a	-	\$46,332,500	\$12,661,350	\$1,242,650	\$1,297,399	\$28,199,438	\$89,733,336
Option C-1d	-	-	\$60,375,000	\$1,242,650	\$1,297,399	\$28,199,438	\$91,114,486
Option C-1e	-	-	\$45,255,000	\$2,461,368	\$3,404,375	\$28,199,438	\$79,320,180

Escalation costs were factored into each of the options based on a construction start of summer 2017 and a at a 4% rate compounded annually. Once the Town develops a selection and priority of projects with construction dates, project costs need to be escalated to the construction start date.