



Tri-County  
Regional Vocational Technical School  
SBC & SC Joint Meeting  
June 15<sup>th</sup> , 2023



# SBC Meeting Agenda – June 15<sup>th</sup> , 2023

1. **Call to Order**
2. **Previous Topics & Approval of May 17<sup>th</sup> , 2023 Meeting Minutes**
3. Invoices, Commitments, and Budget Update
  - DWMP May Invoice No. 019 in the amount of \$15,000.00
  - DRA May Invoice 016, in the amount of \$85,000.00
  - DRA May Professional Services, Amendment No.005, Invoice 2 in the amount of \$9,350.00
4. Design Update
5. Schematic Design Cost Reconciliation and Value Engineering Update
6. Project Budget Update
7. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting
8. Public Comment
9. Next Meetings
10. Adjourn



May 17<sup>th</sup> , Meeting Minutes for approval:

“Motion to approve the May 17<sup>th</sup> , 2023, Meeting Minutes by \_\_\_\_\_, 2<sup>nd</sup> by \_\_\_\_\_.”

SBC Vote:

- Brian Mushnick
- Karen Maguire
- Dan Haynes
- Michael Procaccini
- Jonathon Dowse
- Brendan Bowen
- Stanley Widak Jr.
- Harry Takesian
- Jane Hardin
- Bob Foley
- Lloyd “Gus” Brown

Item No.		
25.1	<b>Call to order:</b> 7:07 PM meeting was called to order by SBC Chair J. Dowse with 7 of 11 voting members in attendance.	Record
25.2	<b>Previous Topics &amp; Approval of May 4<sup>th</sup>, of 2023, Meeting Minutes:</b> A motion to approve the May 4 <sup>th</sup> , 2023, meeting minutes as submitted was made by B. Foley and seconded by H. Takesian. <b>Discussion:</b> None <b>Abstentions:</b> None All in favor. Motion passes, to approve May 4 <sup>th</sup> , 2023, meeting minutes.	Record
25.3	<b>Invoices and Commitments for Approval:</b> C. Del Angelo shares (1) DWMP invoice, (3) DRA Invoices, and (1) DWMP deduct amendment for approval. <ul style="list-style-type: none"> <li>• <b>Invoice 1:</b> DWMP April Invoice No. 018, in the amount of <u>\$15,000.00</u></li> <li>• <b>Invoice 2:</b> DRA April Invoice No. 015, in the amount of <u>\$68,000.00</u></li> <li>• <b>Invoice 3:</b> DRA PSS Invoice No. 005, Amendment No. 3, in the amount of <u>\$3,960.00</u></li> <li>• <b>Invoice 4:</b> DRA PSS Invoice No. 001, Amendment No. 5, in the amount of <u>\$7,480.00</u></li> <li>• <b>Amendment:</b> DWMP Deduct Amendment No.001, in the amount of <u>\$25,000.00</u>. <u>This covers the pre-construction services from Consigli.</u></li> </ul> A motion was made by H. Takesian and seconded by B. Bowen for the approval of all (4) invoices and (1) deduct amendment. <b>Discussion:</b> None <b>Abstentions:</b> None The motion passed unanimously. All in favor. Motion passes to approve (4) invoices and (1) deduct amendment.	Record
25.4	<b>School Committee Update</b>  C. Del Angelo shares that we are currently in Module Four: Schedule Design phase in the MSBA process and working towards a June Schematic Design Package submission to the MSBA. Leading into Module 5: Funding The Project. We're looking at a board meeting in late August and the district-wide vote will be held on October 24 <sup>th</sup> .  <b>CM Introduction</b> The Consigli Team introduces themselves and briefly shares a couple of slides of how the Consigli Team will help throughout the building process.  1. <u>Jeff Navin - Project Executive</u> <ol style="list-style-type: none"> <li>a) Participate in key decisions, dedicate the necessary corporate resources, and monitor the process of the project on an ongoing basis.</li> </ol>	Record

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DWMP May Invoice for approval:

“Motion to approve the D&W Invoice #019, for \$15,000.00

by \_\_\_\_\_, 2<sup>nd</sup> by \_\_\_\_\_.”

SBC Vote

- Brian Mushnick
- Karen Maguire
- Dan Haynes
- Michael Procaccini
- Jonathon Dowse
- Brendan Bowen
- Stanley Widak Jr.
- Harry Takesian
- Jane Hardin
- Bob Foley
- Lloyd “Gus” Brown

Dore and Whittier Management Partners, LLC  
260 Merrimac Street  
Bldg. 7  
Newburyport, MA 01950

Tri-County Regional Technical School District  
147 Pond Street  
Franklin, MA 02038

Invoice number 00019  
Date 05/31/2023

Project 21-0122 TRI-COUNTY REGIONAL  
TECHNICAL HIGH SCHOOL

Description	Contract Amount	Prior Billed	Current Billed	Remaining	Total Billed
Pre Designer Selection	40,000.00	40,000.00	0.00	0.00	40,000.00
Feasibility Phase	130,000.00	130,000.00	0.00	0.00	130,000.00
Schematic Design	130,000.00	60,000.00	15,000.00	55,000.00	75,000.00
Total	300,000.00	230,000.00	15,000.00	55,000.00	245,000.00

Invoice total **15,000.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00018	04/28/2023	15,000.00		15,000.00			
00019	05/31/2023	15,000.00	15,000.00				
Total		30,000.00	15,000.00	15,000.00	0.00	0.00	0.00

DRA May Invoice for approval:

“Motion to approve the DRA Invoice #016, for \$85,000.00 by \_\_\_\_\_, 2<sup>nd</sup> by \_\_\_\_\_.”

### SBC Vote

- Brian Mushnick
- Karen Maguire
- Dan Haynes
- Michael Procaccini
- Jonathon Dowse
- Brendan Bowen
- Stanley Widak Jr.
- Harry Takesian
- Jane Hardin
- Bob Foley
- Lloyd “Gus” Brown



Drumme Rosane Anderson, Inc.  
Planning | Architecture | Interior Design

### Invoice

Karen Maguire  
Superintendent  
Tri-County Regional Vocational Technical School Di  
147 Pond Street  
Franklin, MA 02038

May 31, 2023  
Project No: 22001.00  
Invoice No: 0000016

Project-Tri-County Regional Vocational Technical

### Professional Services from May 01, 2023 to May 31, 2023

#### Fee

Billing Phase	Fee	Percent Complete	Earned
Feasibility Study	285,000.00	100.00	285,000.00
Schematic Design	340,000.00	75.00	255,000.00
Total Fee	625,000.00		540,000.00
		Previous Fee Billing	455,000.00
		Current Fee Billing	85,000.00
<b>Total Fee</b>			<b>85,000.00</b>
		<b>Total this Invoice</b>	<b>\$85,000.00</b>

If you have any questions regarding this invoice, please contact Judy Gill at 617-964-1700 or e-mail [gill@draws.com](mailto:gill@draws.com).

cc: [telmore@doreandwhittier.com](mailto:telmore@doreandwhittier.com)

DRA May Professional Service Invoice for approval:

“Motion to approve the DRA Amendment No.005, Invoice #002, for \$9,350.00 by \_\_\_\_\_, 2<sup>nd</sup> by \_\_\_\_\_.”

SBC Vote

- Brian Mushnick
- Karen Maguire
- Dan Haynes
- Michael Procaccini
- Jonathon Dowse
- Brendan Bowen
- Stanley Widak Jr.
- Harry Takesian
- Jane Hardin
- Bob Foley
- Lloyd “Gus” Brown



Drummey Rosane Anderson, Inc.  
 Planning | Architecture | Interior Design

**Invoice**

Karen Maguire  
 Superintendent  
 Tri-County Regional Vocational Technical School Di  
 147 Pond Street  
 Franklin, MA 02038

May 31, 2023  
 Project No: 22001.05  
 Invoice No: 0000002

Project-Tri-County Regional Amendment 5 Preliminary Haz Mat Survey

Professional Services from May 01, 2023 to May 31, 2023

**Consultants**

Samiotes Consultants, Inc.

**Total Consultants**

	8,500.00	
<b>1.1 times</b>	<b>8,500.00</b>	<b>9,350.00</b>

**Billing Limits**

Total Billings  
 Limit  
 Remaining

**Current**

9,350.00

**Prior**

7,480.00

**To-Date**

16,830.00  
 20,680.00  
 3,850.00

**Total this Invoice**

**\$9,350.00**

**Outstanding Invoices**

Number	Date	Balance
1	4/30/2023	7,480.00
<b>Total</b>		<b>7,480.00</b>

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# SCHEMATIC DESIGN SUBMITTAL

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- Scope



- Budget



- Schedule



- Department of Elementary and Secondary Education (DESE) Submittal
- Schematic Design Binder
- Schematic Design Project Manual (Outline Specifications)
- Schematic Design Drawings

## 4.1.2 Schematic Design Binder

4.1.2-01 Introduction

4.1.2-02 Final Design Program

Educational Space Summary w/ Narrative (Signed)  
Space Measurement Analysis w/ Designer Certification  
Construction Phasing  
Fire Department Meeting Minutes

4.1.2-03 Traffic Analysis

4.1.2-04 Environmental & Existing Building Assessment

4.1.2-05 Geotechnical Analysis

4.1.2-06 Code Analysis

4.1.2-07 Utility Analysis

4.1.2-08 Massing Study

4.1.2-09 Narrative Building Systems

4.1.2-10 Sustainable Design Guideline Documents

4.1.2-11 ADA/MAAB Analysis

4.1.2-12 Room Data Sheets

4.1.2-13 Proposed Construction Methodology

4.1.2-14 District's Anticipated Reimbursement Rate

4.1.2-15 Total Project Budget

Form 3011 Total Project Budget  
Furniture and Equipment Budget  
Technology FFE Budget  
Estimated Local Share/Tax Impact

4.1.2-16 Designer's Construction Cost Estimate

4.1.2-17 OPM's Construction Cost Estimate

4.1.2-18 Updated Project Work Plan

Project Directory  
Communications & Document Control Procedures  
Designer's Work Plan  
Project Schedule

4.1.2-19 Local Actions and Approvals

Module-4 Local Actions and Approval Certification  
Meeting Minutes

4.1.3 Schematic Design Project Manual Table of Contents

4.1.4 Schematic Design Drawing List

Appendix A Consultant Reports

Appendix B Thumb Drive

4.1.1 Department of Elementary and Secondary Education Submittal (removable section)

4.1.1-1 Cover Letter

4.1.1-2 Special Education Delivery Methodology Letter

4.1.1-3 Educational Space Summary

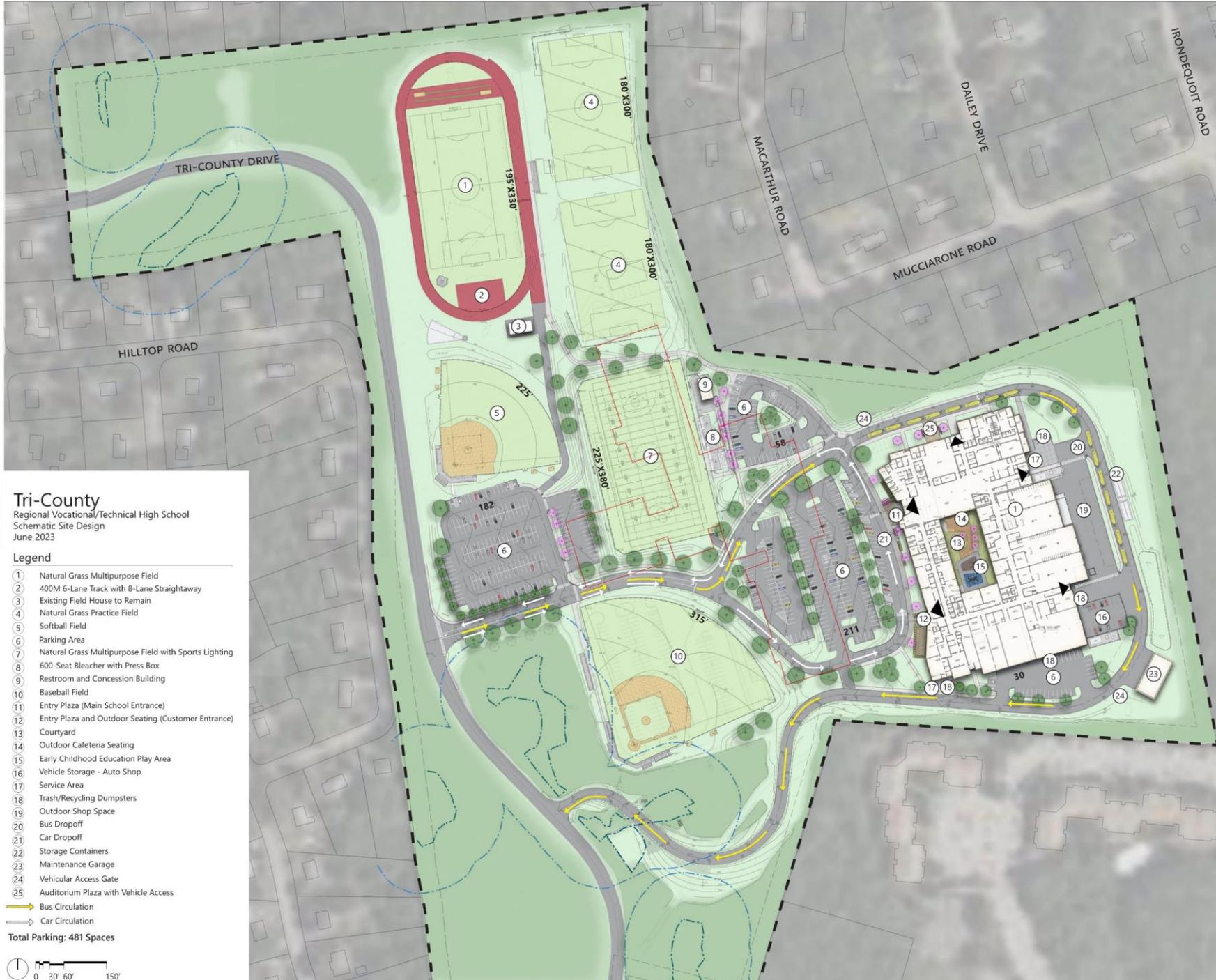
4.1.1-4 Floor Plans

4.1.1-5 Special Education Adjacency Table

15-Jun-2019

Tri-County Regional VTS, Franklin, MA				Special Education Adjacency Table		
MSBA Guidelines Space	MSBA Guidelines SF	Room	Proposed Name	Floor Plan Designation (A-Z)	Proposed SF	Proposed Space Description and Reasoning for Adjacencies
<b>Floor 1</b>		950				
Self-Contained	60		Pullout	A	110	[Not Used]
Self-Contained Sped - Toilet	60		Math Lab	B	325	Small group space adjacent to, and directly accessible from a general ed classroom for "pullout" English language learners.
Small Group Room/Reading	500	Select SF	Math Specialist Office	C	150	Title 1 teacher provides intensive math support in small group settings during school for preparation and remediation for the Math MCAS exam in Grade 10. Proposed location to be among academic classrooms in close proximity to Construction Careers cluster.
Small Group Room/Reading			Pullout	D	110	Home base for Math Title 1 specialist. Typical Office size to accommodate private work area and One-on-One student work. Proposed location to be adjacent to small group Math Lab.
*Unique to District	60	Select SF	Special Education Director's Office	E	160	Small group space adjacent to, and directly accessible from a general ed classroom for "pullout" English language learners.
Small Group Room/Reading			Special Education Conference Room	F	300	Home base for Special Education Director. Typical Office size to accommodate private work area and small conferences with two or three Special Education staff. Proposed location to be within First Floor Special Education Office.
*Unique to District			Special Education Office	G	545	Dedicated Conference Room for Special Education IEP meetings with parents/guardians, students, Special Education staff, general education teachers and outside service providers. Tables and seating for 8 to 10 people.
*Unique to District						Administrative suite for three workstations and workroom with files and copier. Proposed location to be on the first floor adjacent to the SpEd Conference Room, SpEd Director, and Huddle Room.





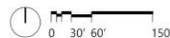
**Tri-County**  
Regional Vocational/Technical High School  
Schematic Site Design  
June 2023

**Legend**

- ① Natural Grass Multipurpose Field
- ② 400M 6-Lane Track with 8-Lane Straightaway
- ③ Existing Field House to Remain
- ④ Natural Grass Practice Field
- ⑤ Softball Field
- ⑥ Parking Area
- ⑦ Natural Grass Multipurpose Field with Sports Lighting
- ⑧ 600-Seat Bleacher with Press Box
- ⑨ Restroom and Concession Building
- ⑩ Baseball Field
- ⑪ Entry Plaza (Main School Entrance)
- ⑫ Entry Plaza and Outdoor Seating (Customer Entrance)
- ⑬ Courtyard
- ⑭ Outdoor Cafeteria Seating
- ⑮ Early Childhood Education Play Area
- ⑯ Vehicle Storage - Auto Shop
- ⑰ Service Area
- ⑱ Trash/Recycling Dumpsters
- ⑲ Outdoor Shop Space
- ⑳ Bus Dropoff
- ㉑ Car Dropoff
- ㉒ Storage Containers
- ㉓ Maintenance Garage
- ㉔ Vehicular Access Gate
- ㉕ Auditorium Plaza with Vehicle Access

→ Bus Circulation  
→ Car Circulation

**Total Parking: 481 Spaces**



**DRA**

Drumery Ryzane Anderson, Inc.  
200 Granite Street | 200 Colonial Road  
Franklin, MA 02038 | South Orange, NJ 07073  
Planning | Architecture | Interior Design  
Tel: 517.264.1700  
www.dra.com

**Tri-County  
Regional  
Vocational  
Technical High  
School**

147 Pond St, Franklin, MA  
02038

SCHEMATIC DESIGN  
ESTIMATE SET  
NOT FOR CONSTRUCTION

05/08/2023

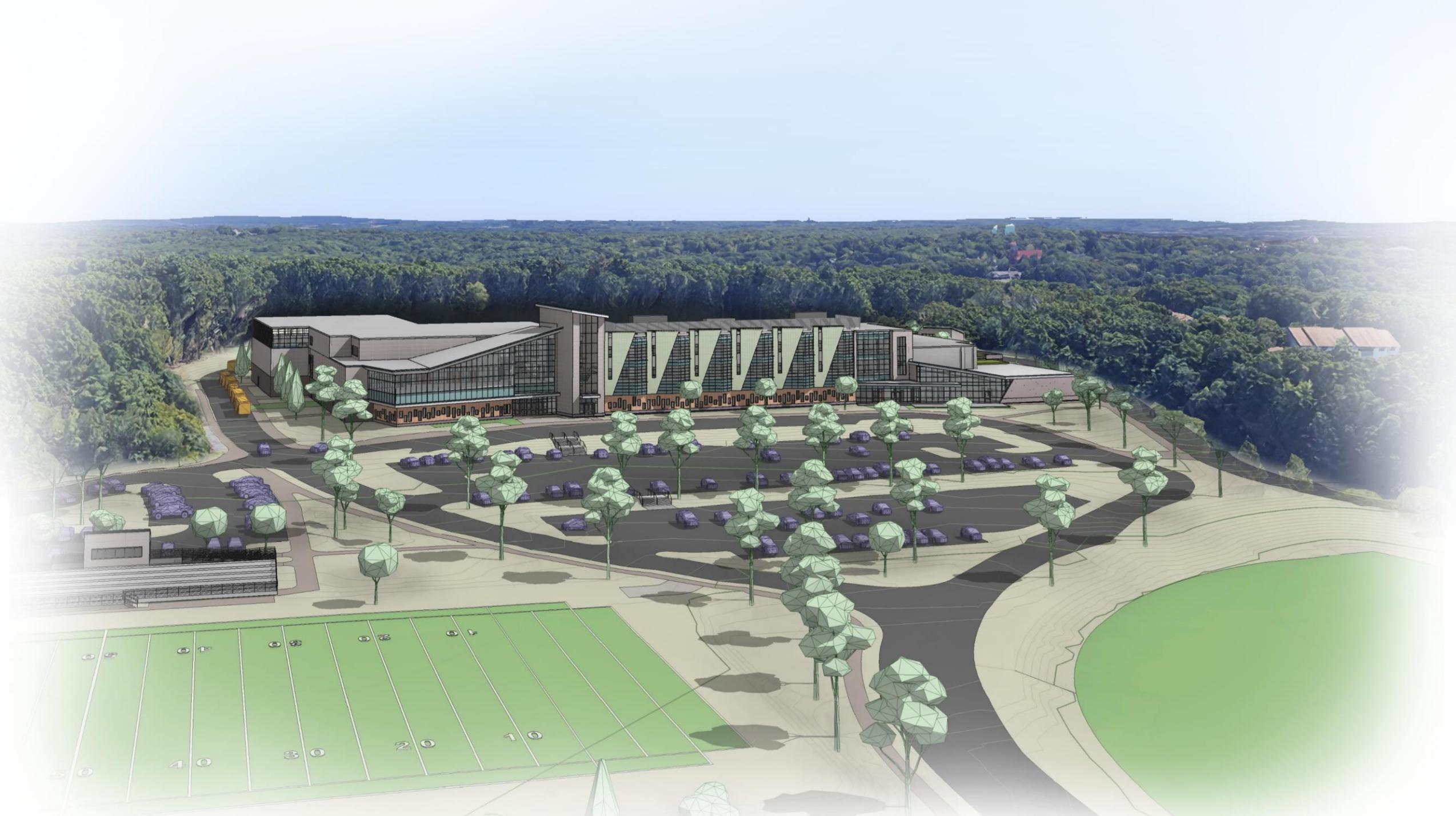


**SCHEMATIC  
DESIGN**

Scale:  
Project: 2023-05  
Author: RLJ  
Date: 05/08/2023

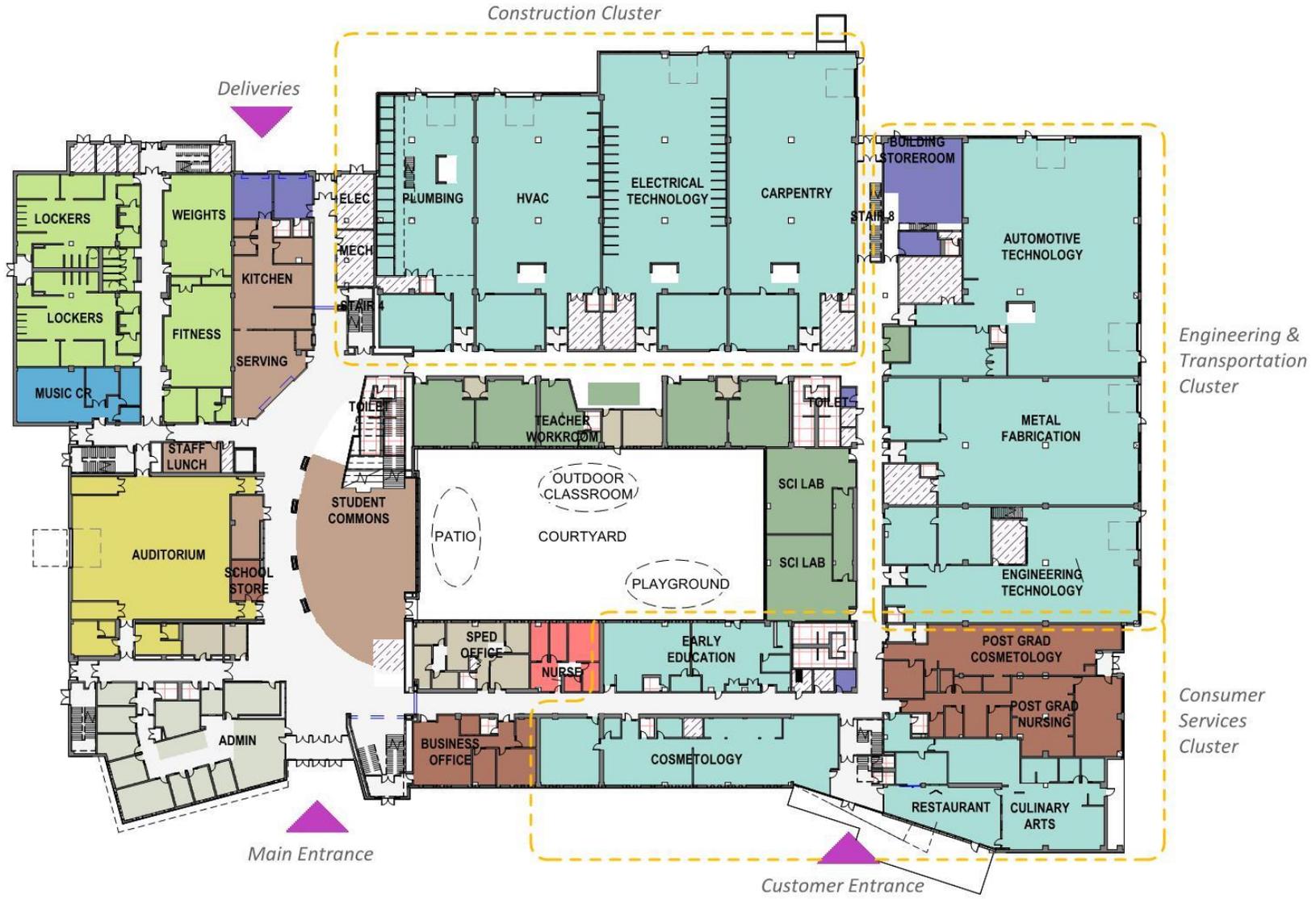






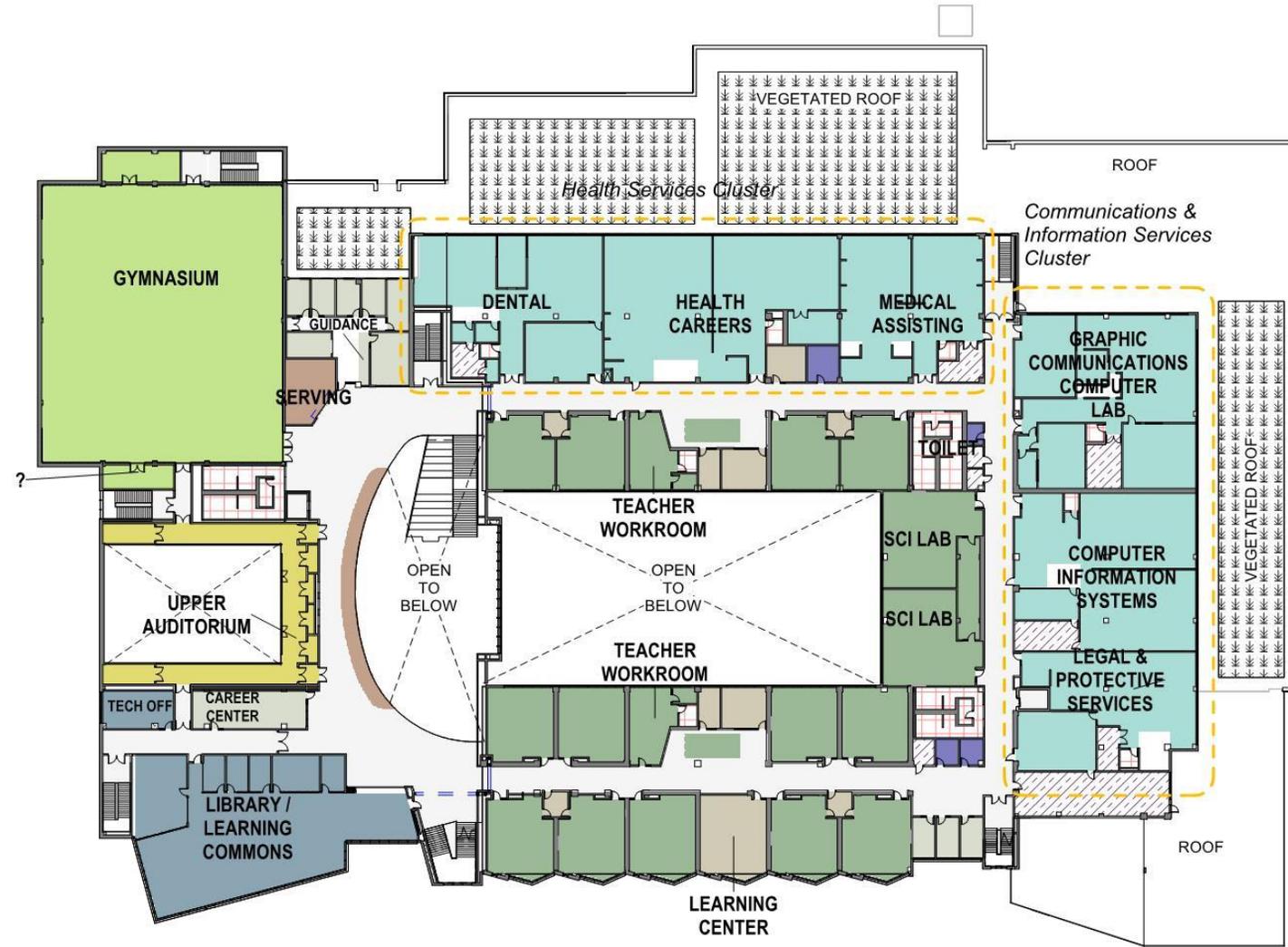
**Department Legend**

- 1.0 Core Academic
- 2.0 Special Education
- 3.0 Art & Music
- 4.0 Vocations & Technology
- 5.0 Health & Physical Education
- 6.0 Media Center
- 7.0 Auditorium / Drama
- 8.0 Dining & Food Service
- 9.0 Medical
- 10.0 Administration & Guidance
- 11.0 Custodial & Maintenance
- 12.0 Other
- 13.0 Non-Programmed Spaces
- 13.1 Core
- 13.2 Toilets
- Mezzanines
- Post-Graduate & Adult Education
- Satellite Buildings



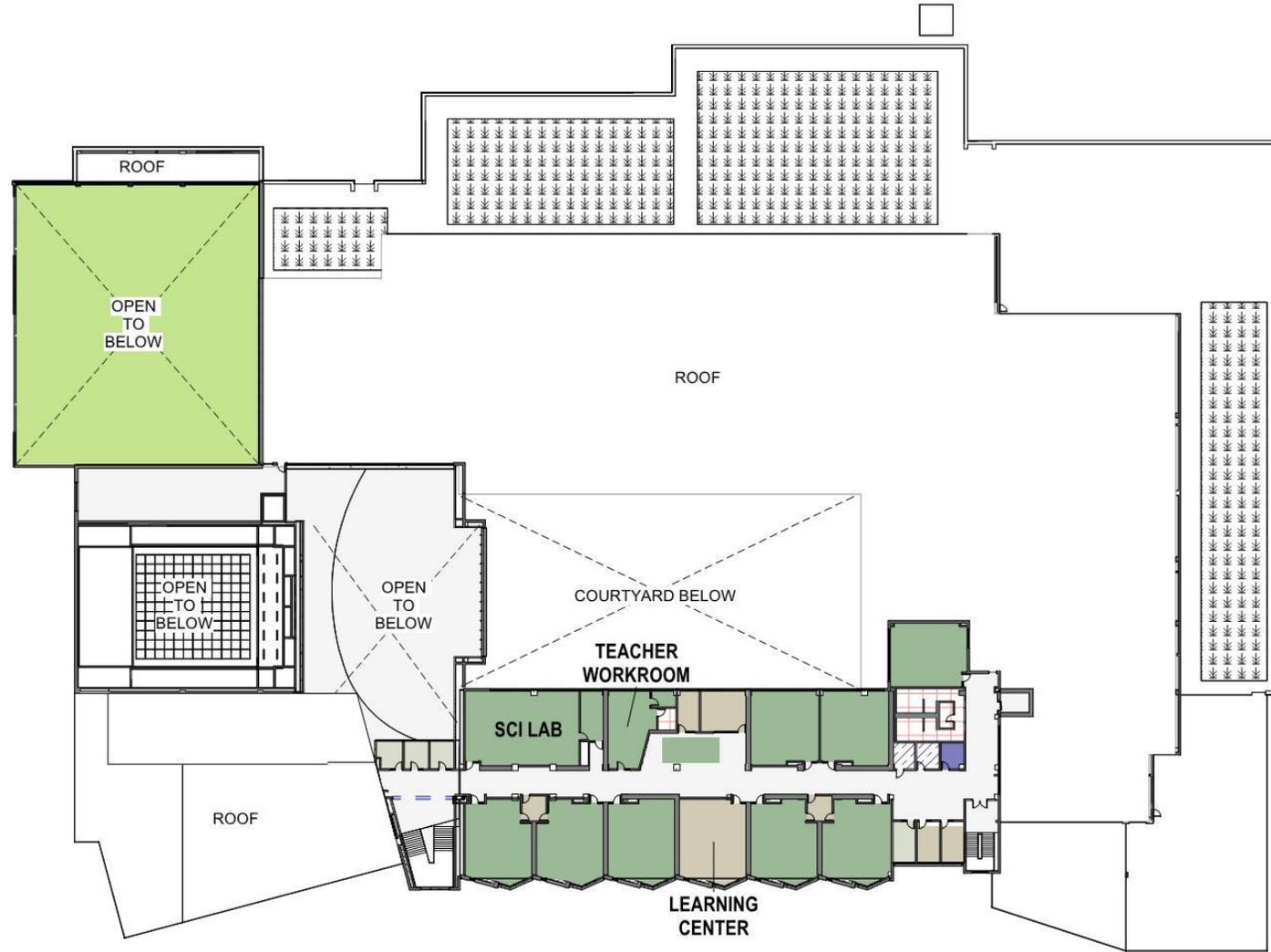
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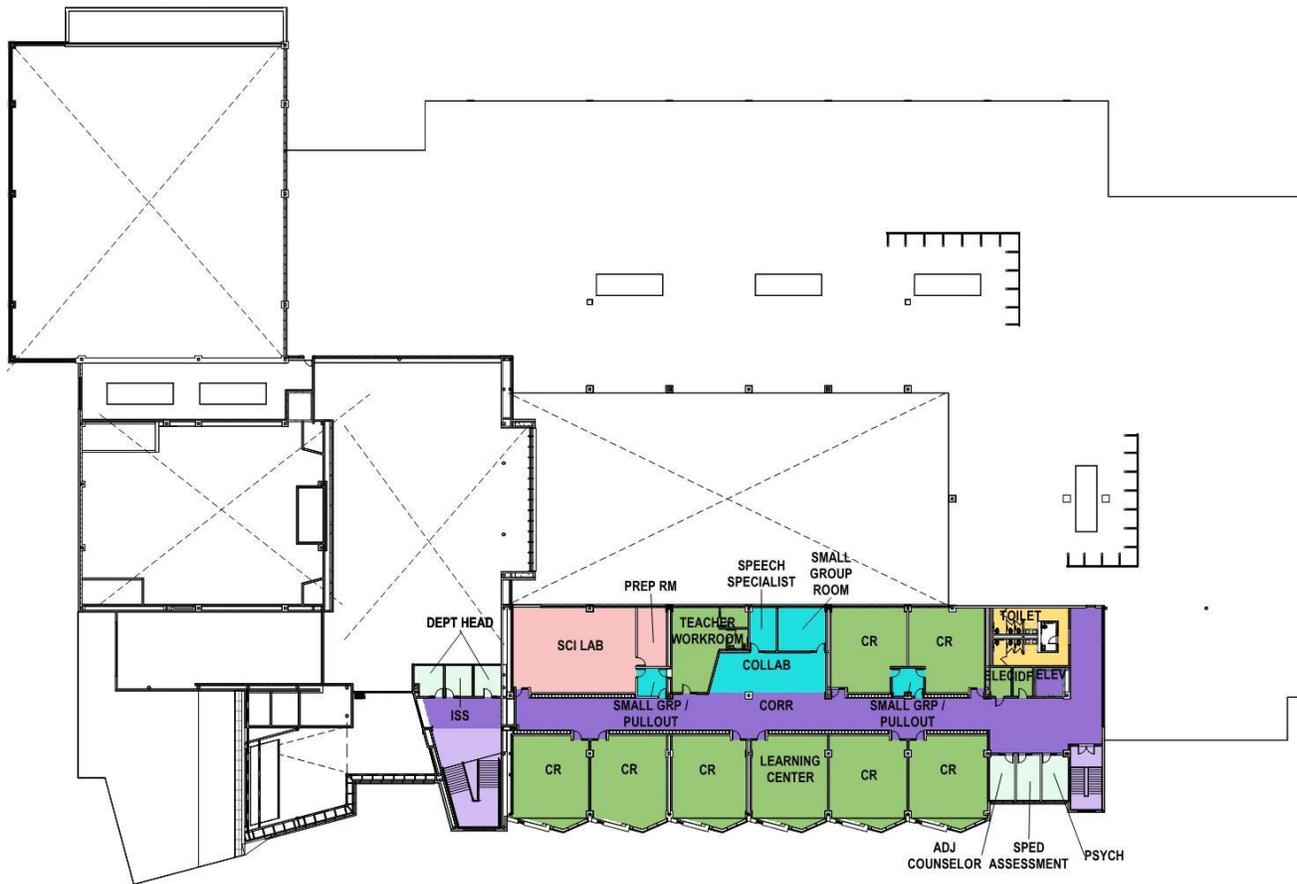








OVERALL SECOND FLOOR PLAN



**Floor Finishes Legend**

- ATHLETIC SPORTS FLOORING
- CARPET
- CERAMIC MOSAIC TILE
- EPOXY FLOORING
- EPOXY TERRAZZO
- FOOT GRILLE CARPET - ATHLETIC CLEAT RESISTANT
- LINOLEUM
- MULTIPURPOSE FLOORING
- PORCELAIN PAVER
- RESILIENT ATHLETIC FLOORING
- RESILIENT CARPET
- ROOF PAVER SYSTEM
- RUBBER STAIR TREADS & RISERS
- RUBBER TILE
- SEALED CONCRETE
- SHEET VINYL
- SHEET VINYL - SLIP RESISTANT
- TERRAZZO
- VINYL TILE
- WALK OFF CARPET
- WOOD ATHLETIC FLOORING
- WOOD SPRUNG STAGE FLOORING

OVERALL THIRD FLOOR PLAN

• Questions?

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# Schematic Design Cost Estimate Review

- Two estimates were developed by DRA estimator (Ellana), and Consigli team
  - Reconciled within 1%
  - Ellana \$243,734,282 construction cost before value engineering
  - Consigli \$244,660,669 construction cost before value engineering



# Value Engineering Options and Budget Impact

**Tri-County Regional Vocational Technical High School**  
 Schematic Design  
 294,532 GSF

Units of Measure  
 Total \$/GSF

Estimate Total	\$244,660,670
Accepted Changes	\$0
Running Total	\$244,660,670
Gap	-\$12,842,341
Budget	\$231,818,329

Adds/Deducts by Status (61 Items)

-15.8M

-6.6M

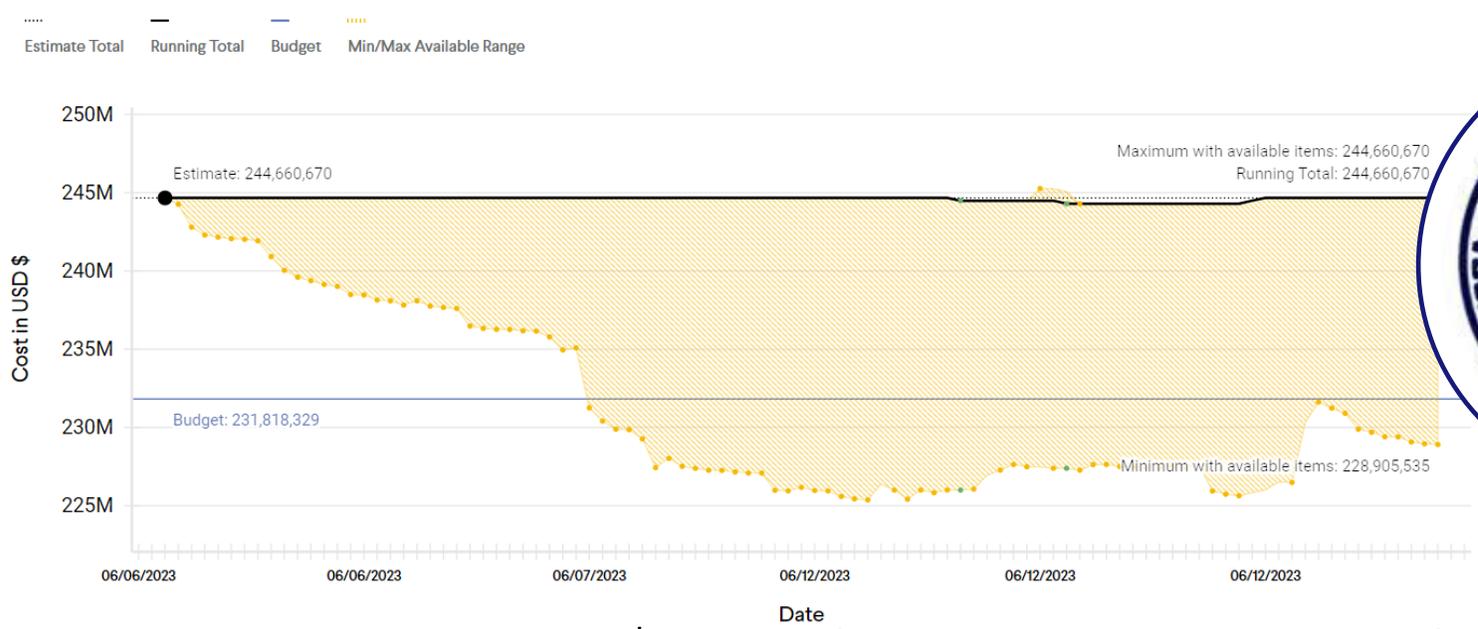
Cost Impact in \$

Dashboard

CONSIGLI Est. 1905

Units of Measure Milestone  
 Total \$/GSF Schematic Design

## Cost Trendline



SD Budget=\$244.6mil (Consigli Construction Estimate)

Value Engineering Options Presented= \$18.2mil

Value Engineering Options Recommended to Accept=\$11.39mil

Updated Construction Budget=\$233.2mil



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# Total Project Budget Update

## Ineligible Costs for State Reimbursement

Tri-County Regional Vocational Technical High School - Franklin

Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Facilities Grant <sup>1</sup>	Estimated Maximum Total Facilities Grant <sup>1</sup>
<b>Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)</b>			
<b>Feasibility Study Agreement</b>			
OPM Feasibility Study	Enter Budget Values for all light yellow highlighted	\$0	\$300,000
A/E Feasibility Study		\$0	\$625,000
Environmental & Site		\$0	\$74,996
Other		\$0	\$4
<b>Feasibility Study Agreement Subtotal</b>		<b>\$0</b>	<b>\$1,000,000</b>
<b>Administration</b>			
Legal Fees	\$50,000	\$50,000	\$0
<b>Owner's Project Manager</b>			
Design Development	\$700,000	\$0	\$0
Construction Contract Documents	\$1,200,000	\$234,140	\$0
Bidding	\$200,000	\$0	\$0
Construction Contract Administration	\$4,700,000	\$1,571,985	\$0
Closeout	\$200,000	\$0	\$0
Extra Services	\$50,000	\$0	\$50,000
Reimbursable & Other Services	\$10,000	\$0	\$10,000
Cost Estimates	\$25,000	\$0	\$25,000
Advertising	\$1,000	\$0	\$1,000
Permitting	\$200,000	\$200,000	\$0
Owner's Insurance - BRI w/	\$0	\$0	\$0
Other Administrative Costs	\$50,000	\$50,000	\$0
<b>Administration Subtotal</b>	<b>\$7,386,000</b>	<b>\$2,104,125</b>	<b>\$5,281,875</b>
<b>Architecture and Engineering</b>			
Basic Services			
Design Development	\$7,500,000	\$0	\$0
Construction Contract Documents	\$9,550,000	\$695,624	\$0
Bidding	\$150,000	\$0	\$0
Construction Contract Administration	\$3,800,000	\$5,476,875	\$0
Closeout	\$150,000	\$0	\$0
Other Basic Services	\$100,000	\$0	\$100,000
<b>Basic Services Subtotal</b>	<b>\$21,250,000</b>	<b>\$6,172,500</b>	<b>\$15,077,500</b>
Reimbursable Services			
Construction Testing	\$25,000	\$0	\$25,000
Printing (over minimum)	\$10,000	\$0	\$10,000
Other Reimbursable Costs	\$20,000	\$0	\$20,000
Hazardous Materials	\$400,000	\$0	\$400,000
Geotechnical & Geo-Environmental	\$300,000	\$0	\$300,000
Site Survey	\$100,000	\$0	\$100,000
Wetlands	\$0	\$0	\$0
Traffic Studies	\$40,000	\$0	\$40,000
<b>Architectural / Engineering Subtotal</b>	<b>\$22,145,000</b>	<b>\$6,172,500</b>	<b>\$15,972,500</b>
<b>CM at Risk Pre-Construction Services</b>			
Pre-Construction Services	\$399,300	\$0	\$399,300
Site Acquisition	\$0	\$0	\$0
Land / Building Purchase	\$0	\$0	\$0
Appraisal Fees	\$0	\$0	\$0
Recording fees	\$0	\$0	\$0
<b>Site Acquisition Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Construction Costs</b>			
<b>SUBSTRUCTURE</b>			
Foundations	\$7,407,254	\$0	\$0
Basement Construction	\$0	\$0	\$0
<b>SHELL</b>			
Super Structure	\$18,082,387	\$0	\$0
Exterior Closure	\$14,950,328	\$0	\$0
Exterior Walls	\$0	\$0	\$0
Exterior Windows	\$0	\$0	\$0
Exterior Doors	\$0	\$0	\$0
Roofing	\$6,507,218	\$0	\$0
<b>INTERIORS</b>			
Interior Construction	\$16,536,814	\$0	\$0
Staircases	\$1,316,722	\$0	\$0
Interior Finishes	\$10,023,950	\$0	\$0
<b>SERVICES</b>			
Conveying Systems	\$513,590	\$0	\$0
Plumbing	\$7,815,116	\$0	\$0
HVAC	\$24,290,471	\$0	\$0
Fire Protection	\$2,780,495	\$0	\$0
Electrical	\$18,905,495	\$0	\$0
<b>EQUIPMENT &amp; FURNISHINGS</b>			
Equipment	\$2,221,052	\$0	\$0
Furnishings	\$3,005,211	\$0	\$0
<b>SPECIAL CONSTRUCTION &amp; DEMOLITION</b>			
Special Construction	\$0	\$0	\$0
Existing Building Demolition	\$3,035,828	\$0	\$0
In-Building Hazardous Material Abatement	\$900,000	\$0	\$0
Asbestos Containing Floor Material / Ceiling Tile Abatement	\$1,700,000	\$1,700,000	\$0
Other Hazardous Material Abatement	\$0	\$0	\$0
<b>BUILDING SITE WORK</b>			
Update: Item was "Other Site Construction".			
"Site Cost over Allowance" line below has been removed.			

**MSBA Budget Category Totals:**

**Feasibility Study \$1 M**  
**Administration \$7.4M**  
**Design \$22.2**

**(Continued on the next page)**

Ineligible Building Area	Ineligible NSF	Ineligible Aud/PE GSF	Other Ineligible GSF	Estimated District Cost
Core Academic	4,650		6,975	\$5,698,924
Special Education:				\$0
Art & Music:				\$0
Vocations & Technology:				\$0
Chapter 74 CTE:				\$0
Health & Physical Education:	6,050	9,075		\$7,414,729
Media Center:	2,500		3,750	\$3,063,938
Auditorium / Drama:	0			\$0
Dining & Food Service:				\$0
Medical:				\$0
Administration & Guidance:	1,895		2,843	\$2,322,873
Custodial & Maintenance:	465		698	\$570,301
Other:	7,650		11,475	\$9,375,649
<b>Total:</b>		<b>9,075</b>	<b>25,741</b>	<b>\$28,446,414</b>
Grossing Factor:	1.50			

Mark Up Ratio	Construction Budget	Construction Trades Subtotal	Mark Up Ratio
	\$233,267,235	\$167,877,338	

Demolition and Abatement Costs	Total Demolition and Abatement Costs	Ineligible Demolition and Abatement Costs	Eligible Demolition and Abatement Costs	Marked Up Eligible Costs
	\$5,835,828	-\$1,700,000	\$3,935,828	\$5,475,395

# Total Project Budget Update

Site Preparation	Update: Item was "Other Site Construction".	\$10,131,734	\$0		
Site Improvements		\$10,313,179	\$0		
Site Civil / Mechanical Utilities	"Site Cost over Allowance" line below has been removed.	\$4,958,419	\$0		
Site Electrical Utilities		\$2,282,097	\$0		
Scope Excluded Site Work		\$0	\$0		
<b>Construction Trades Subtotal</b>		\$167,677,338	\$1,700,000		
Contingencies (Design and Pricing)		\$11,751,510	\$119,143		
Sub-Contractor Bonds -		\$1,705,183	\$17,288		
SUBCONTRACTOR DEFAULT Insurance - SDI		\$1,177,596	\$11,339		
General Conditions		\$10,557,568	\$107,038		
General Requirements		\$9,217,743	\$93,454		
BRI + GLI Insurance		\$3,132,779	\$31,762		
GMP Fee		\$4,573,867	\$46,372		
GMP Contingency		\$3,038,993	\$30,763		
Excavation to Mid-Point of Construction		\$18,466,659	\$187,225		
Construction Cost over Funding Cap		\$233,267,235	\$117,131,368	\$113,770,883	\$63,563,792
Alternates		\$0	\$0	\$0	\$0
Ineligible Work Included in the Base Project		\$0	\$0	\$0	\$0
Alternates Included in the Total Project Budget		\$0	\$0	\$0	\$0
Alternates Excluded from the Total Project Budget		\$0	\$0	\$0	\$0
<b>Subtotal to be included in Total Project Budget</b>		\$0	\$0	\$0	\$0
Miscellaneous Project Costs		\$500,000	\$0	\$500,000	\$0
Utility Company Fees		\$350,000	\$0	\$350,000	\$0
Testing Services		\$0	\$0	\$0	\$0
Swing Space / Modulers		\$0	\$0	\$0	\$0
Other Project Costs (Mailing & Moving)		\$550,000	\$550,000	\$0	\$0
<b>Miscellaneous Project Costs Subtotal</b>		\$1,400,000	\$550,000	\$850,000	\$474,895
Furnishings and Equipment		\$3,500,000	\$2,300,000	\$1,200,000	\$0
Furniture, Fixtures, and Equipment		\$3,500,000	\$2,300,000	\$1,200,000	\$0
Technology		\$0	\$0	\$0	\$0
<b>FF&amp;E Subtotal</b>		\$7,000,000	\$4,600,000	\$2,400,000	\$1,340,889
Soft Costs that exceed 20% of Construction Cost		\$0	\$0	\$0	\$0
<b>Project Budget</b>		\$272,597,535	\$132,922,977	\$78,036,176	\$78,036,176

Board Authorization	Design Enrollment	1,000	52.87	Reimbursement Rate Before Incentive Points
	Total Building Gross Floor Area (GSF)	285,500	3.00	Total Incentive Points
	Total Project Budget (excluding Contingencies)	\$272,597,535	55.87%	MSBA Reimbursement Rate
	Scope Items Excluded or Otherwise Ineligible	-\$132,922,977		
	Third Party Funding (Ineligible)	-\$0		
	Estimated Basis of Maximum Total Facilities Grant <sup>1</sup>	\$139,674,558		
	Reimbursement Rate <sup>1</sup>	55.87%		
	Est. Max. Total Facilities Grant (before recovery) <sup>1</sup>	\$78,036,176		
	Cx Costs associated with Ineligible Building Area <sup>2</sup>	-\$27,505		
	Cost Recovery associated with Prior Projects <sup>2</sup>	-\$440,630		
	Estimated Maximum Total Facilities Grant <sup>1</sup>	\$77,568,041		
	Construction Contingency <sup>3</sup>	\$9,193,962		
	Ineligible Construction Contingency <sup>3</sup>	\$6,861,290		
	"Potentially Eligible" Construction Contingency <sup>3</sup>	\$2,332,672		
	Owner's Contingency <sup>3</sup>	\$1,851,195		
	Ineligible Owner's Contingency <sup>3</sup>	\$684,859		
	"Potentially Eligible" Owner's Contingency <sup>3</sup>	\$1,166,336		
	Total Potentially Eligible Contingency <sup>3</sup>	\$3,499,008		
	Reimbursement Rate	55.87%		
	Potential Additional Contingency Grant Funds <sup>3</sup>	\$1,954,896		
	Maximum Total Facilities Grant	\$79,522,937		
	Total Project Budget	\$283,642,692		

Commissioning (Cx) Costs associated with Prior Projects	Building GSF	\$1,200,000	\$0
	Cx Fee per GSF	\$1,200,000	\$0
	Ineligible GSF	\$1,200,000	\$0
	Ineligible Cx Costs	\$0	\$0
Cost Recovery associated with Prior Projects	Prior Project ID Number		
	Prior Project Total Grant		
	Propose School Opens		
	Prior Project Substantial Completion		
	Beneficial use (years)		
	Unused Years		
	Unused Years as % of 20		
	Prior Project Cost Recovery		

## MSBA Budget Category Totals:

- Feasibility Study \$1 M
- Administration \$7.4M
- Design \$22.2M
- Construction \$233.2M
- Misc & Furniture \$8.4M
- Contingency \$11M

(Max Reimbursement \$79.5M)

Project Cost= \$283M

By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.

# Value Engineering Recommendation



## Schematic Design

294,532 GSF

Estimate Total	\$244,660,670
Accepted Changes	\$0
Running Total	\$244,660,670
Gap	-\$12,842,341
Budget	\$231,818,329

As of 06/15/2023

Grouped by: VM Category Filtered by: Status: Accepted, Pending  
 Recommendation: Recommended

Pending

Description	Total
<b>1 - Structure</b>	<b>-\$344,228</b>
1: STRUC: 4" SOG in lieu of 5"	-\$64,452
45: STRUC: Reduce roof top screens by 75%.	-\$279,776
<b>2 - Envelope</b>	<b>-\$1,325,434</b>
6: ENVEL: Utilize 60 mil PVC membrane in lieu of ...	-\$421,665
38: ENVEL: Facade strategies - Target value	-\$396,856
53: Reduce horizontal insulated metal wall panels ...	-\$506,912
<b>3 - Interiors</b>	<b>-\$1,298,170</b>
46: INTER: Provide tile ILO epoxy terrazzo flooring.	-\$282,701
47: INTER: Reduce spacing of aluminum vertical b...	-\$163,240
55: Epoxy flooring in lieu of tile.	-\$156,896
64: Reduce wall tile height in corridors to 4'-6"	-\$122,549
71: Reduce misc. specialties target.	-\$195,138
73: Reduce food service equipment - target value.	-\$331,268
75: Toilet accessories - furnished by Others.	-\$46,378
<b>4 - Services</b>	<b>-\$5,035,662</b>
10: PLUMB: Utilize Point-of-Use acid neutralizatio...	-\$152,128
20: ELEC: Eliminate Temporary Fire Alarm Heat D...	-\$389,950
21: ELEC: Remove One 800kW Diesel Generator S...	-\$1,478,071
22: ELEC: Remove All Empty Conduit for Future P...	-\$508,701
29: ELEC: Eliminate Shooter Detection System	-\$223,875

# Value Engineering Recommendation



## Schematic Design

294,532 GSF

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Recommendation: Recommended

Estimate Total	\$244,660,670
Accepted Changes	\$0
Running Total	\$244,660,670
Gap	-\$12,842,341
Budget	\$231,818,329

Pending

Description	Total
? 30: ELEC: Utilize Fire Alarm MC Cable in lieu of E...	-\$243,522
? 31: ELEC: Eliminate Vape Detection System	-\$116,887
? 34: ELEC: Remove IPTV and Video On Demand S...	-\$320,020
? 44: PLUMB: Eliminate Overflow Rainleader Syste...	-\$707,727
? 49: GEOTHERMAL	-\$771,895 to \$0
? 50: GEOTH: Remove Geothermal System	-\$771,895
? 50: PLUMB: Eliminate gas in labs; utilize point-of-...	-\$122,887
<b>5 - Sitework</b>	<b>-\$1,760,887</b>
? 28: SITE/ELEC: Reduce Quantity of Site CCTV Ca...	-\$444,720
? 39: SITE: Reduce quantity of 3"-3.5" caliper trees ...	-\$71,554
? 51: SITE/ELEC: Eliminate sports lighting. Keep con...	-\$554,281
? 70: Irrigation	-\$271,640 to \$0
? 70.2: Reduce irrigation by 100,000 sf	-\$271,640
? 72: Remove dugouts - by owner	-\$299,435
? 74: Scoreboards - by Owner	-\$119,257
<b>7 - Multidisciplinary</b>	<b>-\$1,628,575</b>
? 68: Eliminate concession stand.	-\$1,628,575

# Value Engineering Recommendation



## Schematic Design

294,532 GSF

As of 06/15/2023

Grouped by: VM Category    Filtered by: Status: Accepted, Pending

Recommendation: Recommended

Estimate Total	\$244,660,670
Accepted Changes	\$0
Running Total	\$244,660,670
Gap	-\$12,842,341
Budget	\$231,818,329

**Pending**

Description	Total
<b>Total Including Markups</b>	<b>-\$11,392,956</b>
<b>Total Accepted Changes</b>	
<b>Running Total</b>	

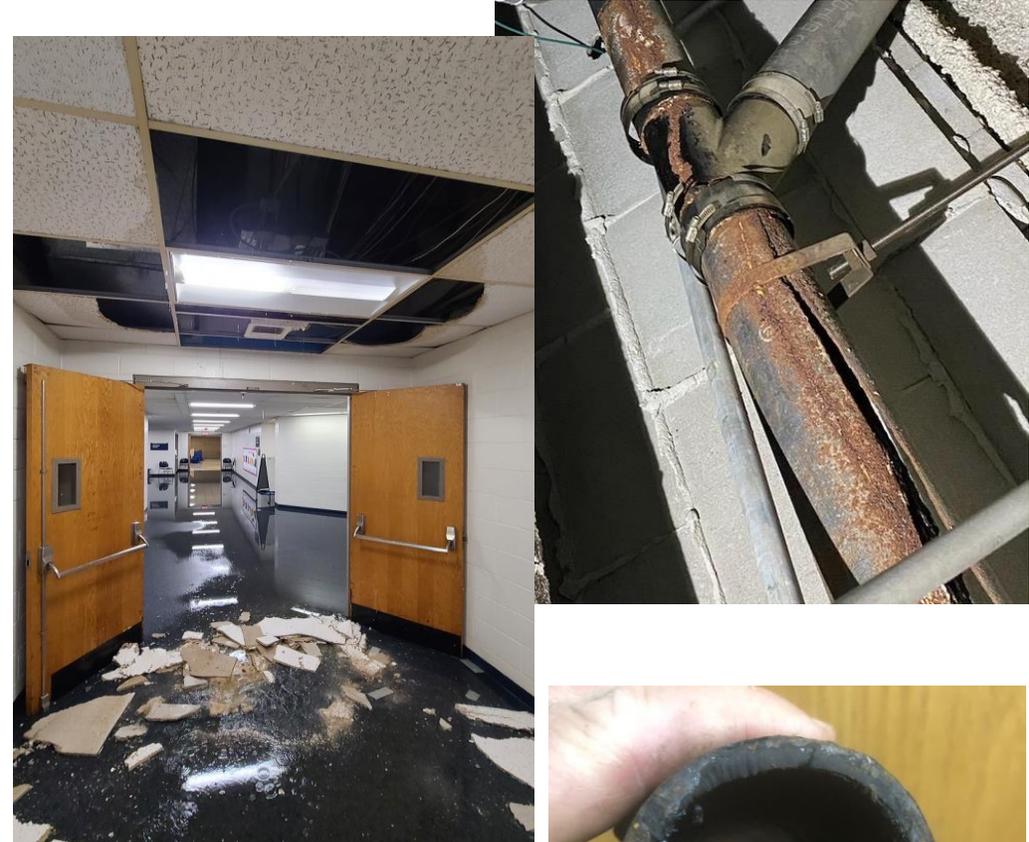
# Value Engineering Recommendation

Motion to approve the recommended value engineering list of \$11,392,956



# October 24, 2023 District Residents Vote

- **Residents in 11 member towns vote for building project**
  - **Collective vote across the Tri-County district**
  - **Defined by MGL 70 16n**
- **October 24, 2023**
  - **Polling locations will be determined by the town**
- **More information will be shared with residents in coming months**



# School Construction Financing

- State statute allows for up to 30- year financing for School Construction Projects- Chapter 70B (MSBA Grant funded projects)
- Amortization of Bonds can be structured for level principal or level debt
  - While the interest expense on level debt is higher, most issuers elect for level debt
- Bond premiums- net premium proceeds must be applied on day of sale to reduce the par amount of the Bonds
  - Cost of Issuance is incorporated into bid specifications- not a budget item

## **Process:**

Review of project cash flow

Issuance of short-term notes (Bond Anticipation Notes –BANs)

Bonds

Market conditions and impact expectations/timing

# Impact Summary

- **Top Level Analysis- \$200,000,000 School Bonds**
  - **Likelihood of multiple issuance versus full cost issuance**
- **Final issuance of Project Bonds will occur after final MSBA audit has been completed**
- **Analysis based upon Member Towns' 2023 assessed valuations**
- **Takes into consideration Towns with split tax rates**
- **Estimated coupon rate of 4.25%- 30- year level debt**

# Town Impact Analysis (Est.)

		\$ per 1,000		Tax Impact per
MEMBER		Residential		\$100,000 home-annual
Franklin		0.29		28.77
Medfield		0.02		2.20
Medway		0.36		36.06
Millis		0.27		27.06
Norfolk		0.22		21.99
North Attleborough		0.57		56.86
Plainville		0.63		63.31
Seekonk		0.28		28.27
Sherborn		0.04		3.98
Walpole		0.18		17.97
Wrentham		0.29		29.26

***\*\*Interest rates, enrollments and valuations are subject to change.***

# Municipality Authorizes Debt

Bond Counsel Requirements Letter

Preliminary Legal Opinion  
“Green Light Letter”

Municipality Authorizes Debt

Arbitrage Considerations -  
Spending

Small Issuer Exemption:  
Less than \$5M in Calendar Year  
  
Less than \$15M in Calendar Year  
• Extends Spending to 3 years

Two Year Spending Exception

Construction Projects:

- 10% within 6 months
- 45% within 1 year
- 75% within 18 months
- 100% within 2 years

Rebate Required:

- Maintain borrowed proceeds in separate account
- Hire rebate specialist
- Rebate Calculations

Borrow Money

Temporary Bond Anticipation Notes (BANs)

Permanent General Obligation Bonds

Issued through Department of Revenue (DOR):

- Phone or E-mail Bids
- Local Banks
- One Note – Payable at Purchasing Bank
- UniBank prepares Note
- Docs uploaded to Gateway
- Interest due at Maturity
- Renew Note
- Add New Money
- Retire with G.O. Bonds

Issued with Bond Counsel Legal Opinion:

- Parity or E-Mail Bids
- Increased marketability in secondary market
- Issued through DTC with paying agent
- Bond counsel prepares Note and documents
- Interest due at Maturity
- Renew Note
- Add New Money
- Retire with G.O. Bonds

Official Statement:

- Demographic Information
- Financial Information
- Debt Information
- Pension/OPEB
- Budgets
- Capital Improvement Plan
- ESG

Credit Rating:

- Review with community (upgrade or downgrade)
- Rating Agency sends questions
- Analyst reviews management polices (FMA), financial trends, demographic info
- Conference Call/onsite visit
- Town officials, Treasurer, Accountant

Bond Legal Opinion:

- Reviews Official Statement
- Spending Requirements
- MSBA Receipts (School Projects)
- Prepares Bonds and Legal Papers
- Community signs at Selectmen meeting
- Bonds delivered/community receives proceeds

# SBC Meeting Agenda – June 15<sup>th</sup> , 2023

1. Call to Order
2. Previous Topics & Approval of May 17<sup>th</sup> , 2023 Meeting Minutes
3. Invoices, Commitments, and Budget Update
  - DWMP May Invoice No. 019 in the amount of \$15,000.00
  - DRA May Invoice 016, in the amount of \$85,000.00
  - DRA May Professional Services, Amendment No.005, Invoice 2 in the amount of \$9,350.00
4. Design Update
5. Schematic Design Cost Reconciliation and Value Engineering Update
6. Project Budget Update
- 7. Other Topics not Reasonably Anticipated 48 hours prior to the Meeting**
8. Public Comment
9. Next Meetings
10. Adjourn



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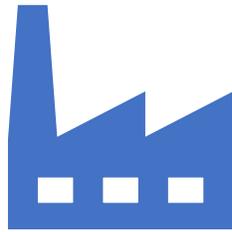


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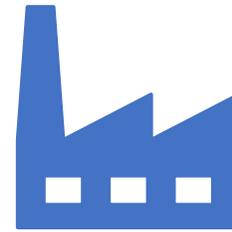
# Upcoming Meetings



## **SBC Meeting No. 27**

**Schematic Design Submission Review and Approval**

**June 21<sup>st</sup>, 2023 @ 6PM  
@ Library Media Center**



## **SBC Meeting No. 28**

**Meeting Minute and Invoices Approval**

**July 13, 2023 @ 4PM  
Via Zoom**

# SBC Meeting Agenda – June 15<sup>th</sup> , 2023

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9. Next Meetings
- 10. Adjourn**



# Adjourn:

“Motion to Adjourn by \_\_\_\_\_,  
2<sup>nd</sup> by \_\_\_\_\_”

## School Building Committee Members Roll Call:

- Brian Mushnick
- Karen Maguire
- Dan Haynes
- Michael Procaccini
- Jonathon Dowse
- Brendan Bowen
- Stanley Widak Jr.
- Harry Takesian
- Jane Hardin
- Bob Foley
- Lloyd “Gus” Brown



Thank you

