



Whitman Middle School

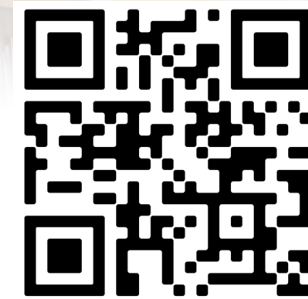
School Building Committee // August 15, 2023

Agenda

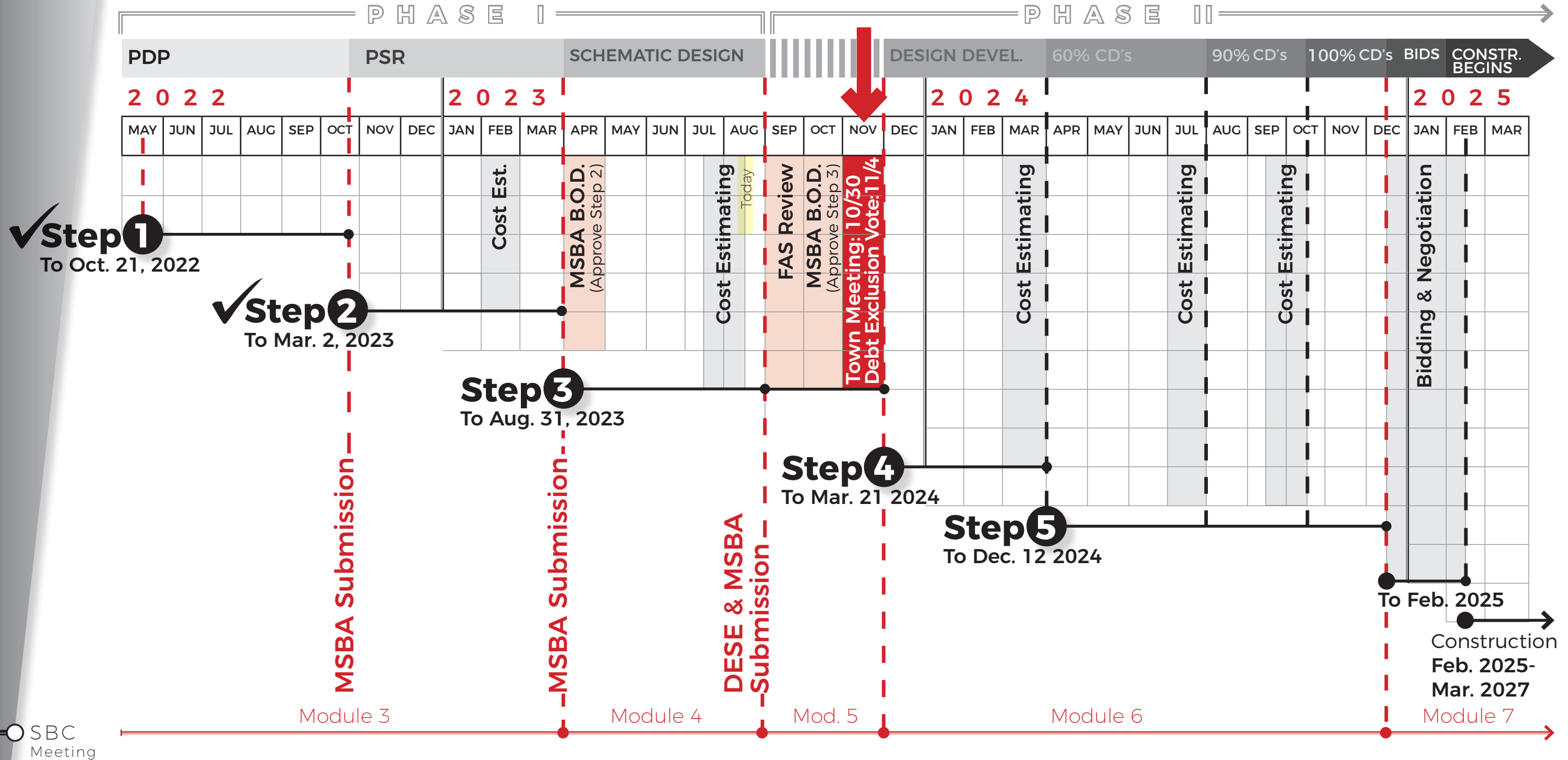
- // Project Schedule Overview
- // Schematic Design (SD) Activities & Milestones
- // Schematic Design Cost Estimates
- // Design Update
 - / Plans for Reference
 - / Gymnasium Design
- // Approvals & Next Steps
 - / VOTE to Approve Submission of SD Report to MSBA
(Including DESE submission)

www.wmsproject.org

Whitman Middle School
Project Website

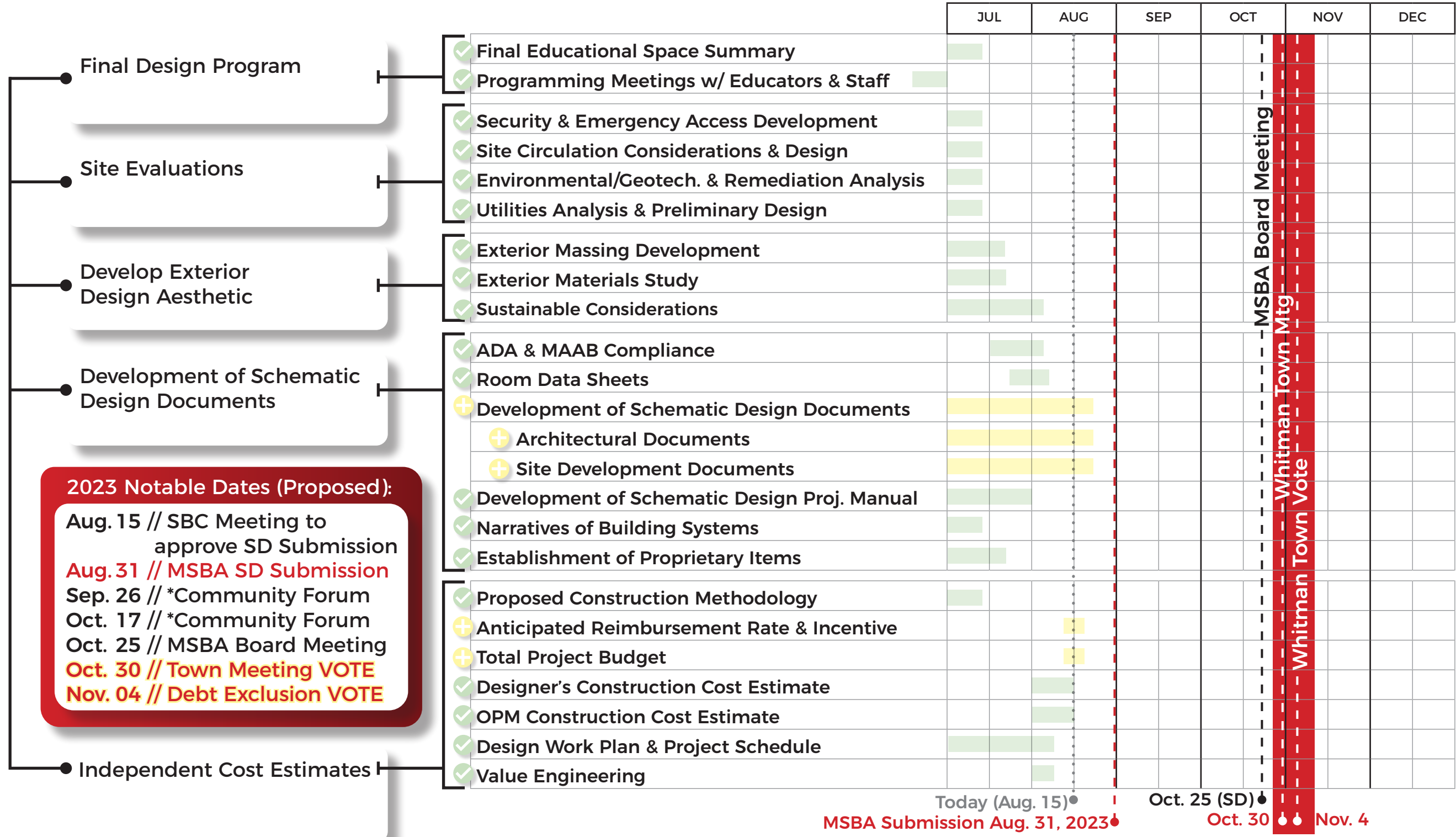


WMS Project Schedule Overview



Step 3 Schematic Design (SD) Submission

Jul. - Dec. 2023



2023 Notable Dates (Proposed):
 Aug. 15 // SBC Meeting to approve SD Submission
 Aug. 31 // MSBA SD Submission
 Sep. 26 // *Community Forum
 Oct. 17 // *Community Forum
 Oct. 25 // MSBA Board Meeting
 Oct. 30 // Town Meeting VOTE
 Nov. 04 // Debt Exclusion VOTE

*Tentative, SBC to Confirm

Completed
 Initiated
 Pending

Today (Aug. 15) ● MSBA Submission Aug. 31, 2023 ● Oct. 25 (SD) ● Oct. 30 ● Nov. 4

MSBA Board Meeting
 Whitman Town Mtg
 Whitman Town Vote

Schematic Design Cost Estimates

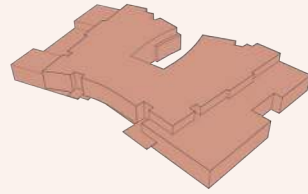


Reconciled SD Cost Estimates

As of August 15, 2023

| Estimated Duration | ±32 months |
|--|----------------------------|
| <i>* Estimates based on a Net Zero Ready building. There would be additional cost for a full Net Zero building with a renewable power source on site</i> | |
| Add/New SF | 138,605 SF |
| Building Construction Cost | \$66,396,445 |
| Site, Building Demo, Haz. Mat., Temp. Construction | \$14,303,379 |
| Phasing, General Conditions & Req's, Insurance, Estimating Contingency & Escalation | \$25,970,085 |
| Est. Construction Cost | \$106,669,882 |
| Project Soft Costs: (25% const. cost) FF&E, Tech, OPM/A/E fees | \$28,619,790 |
| Est. Total Project Cost | \$135,289,672 |
| Approx. Town Share (range) | \$88.6 - \$92.6 mil |
| ADD for (2) Baseball Fields | \$1,487,664 |
| ADD for (1) Softball Fields | \$697,104 |
| ADD for (1) Town Soccer Field | \$395,653 |
| ADD for Concessions | \$864,600 |
| Add for Renewable Energy | \$8,100,000* |

NEW BUILDING



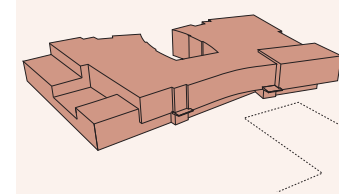
5-8 Option 9b
(w/ Auditorium) 3-Story

Preliminary PSR Cost Estimates

As of January 19, 2023

| Estimated Duration | ±32 months |
|--|----------------------------|
| <i>* Estimates based on a Net Zero Ready building. There would be additional cost for a full Net Zero building with a renewable power source on site</i> | |
| Add/New SF | 137,494 SF |
| Building Construction Cost | \$60,204,036 |
| Site, Building Demo, Haz. Mat., Temp. Construction | \$12,778,082 |
| Phasing, General Conditions & Req's, Insurance, Estimating Contingency & Escalation | \$29,004,952 |
| Est. Construction Cost | \$101,987,070 |
| Project Soft Costs: (25% const. cost) FF&E, Tech, OPM/A/E fees | \$25,496,767 |
| Est. Total Project Cost | \$127,483,837 |
| Approx. Town Share (range) | \$67.1 - \$73.1 mil |
| ADD for (2) Baseball Fields | \$1,180,634 |
| ADD for (1) Softball Fields | \$547,312 |
| ADD for (1) Town Soccer Field | \$572,110 |
| ADD for Concessions | \$772,720 |
| Add for Renewable Energy | \$3,020,000 |

NEW BUILDING

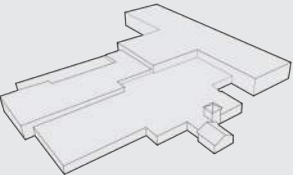
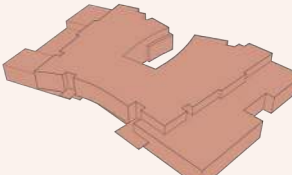


5-8 Option 9b
(w/ Auditorium) 3-Story



Reconciled SD Cost Estimates

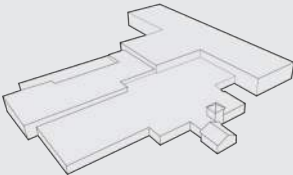
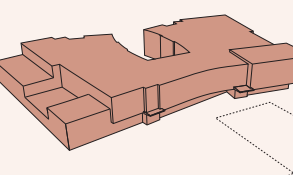
As of August 15, 2023

| | BASE REPAIR | NEW BUILDING |
|--|--|---|
| |  |  |
| | 6-8 Option 1 (NO Auditorium) 2-Story | 5-8 Option 9b (w/ Auditorium) 3-Story |
| Estimated Duration | ±36 months | ±32 months |
| <i>* Estimates based on a Net Zero Ready building. There would be additional cost for a full Net Zero building with a renewable power source on site</i> | Base Repair SF 105,004 SF | Add/New SF 138,605 SF |
| Building Construction Cost | \$26,756,913 | \$66,396,445 |
| Site, Building Demo, Haz. Mat., Temp. Construction | \$12,161,513 | \$14,303,379 |
| Phasing, General Conditions & Req's, Insurance, Estimating Contingency & Escalation | \$9,367,979 | \$25,970,085 |
| Est. Construction Cost | \$48,286,405 | \$106,669,882 |
| Project Soft Costs: (25% const. cost) FF&E, Tech, OPM/A/E fees | \$12,071,601 | \$28,619,790 |
| Est. Total Project Cost | \$60,358,006 | \$135,289,672 |
| Approx. Town Share (range) | 100% | \$88.6 - \$92.6 mil |
| ADD for (2) Baseball Fields | N/A | \$1,487,664 |
| ADD for (1) Softball Fields | N/A | \$697,104 |
| ADD for (1) Town Soccer Field | N/A | \$395,653 |
| ADD for Concessions | N/A | \$864,600 |
| Add for Renewable Energy | N/A | \$8,100,000* |

(*Currently under review)

Preliminary PSR Cost Estimates

As of January 19, 2023

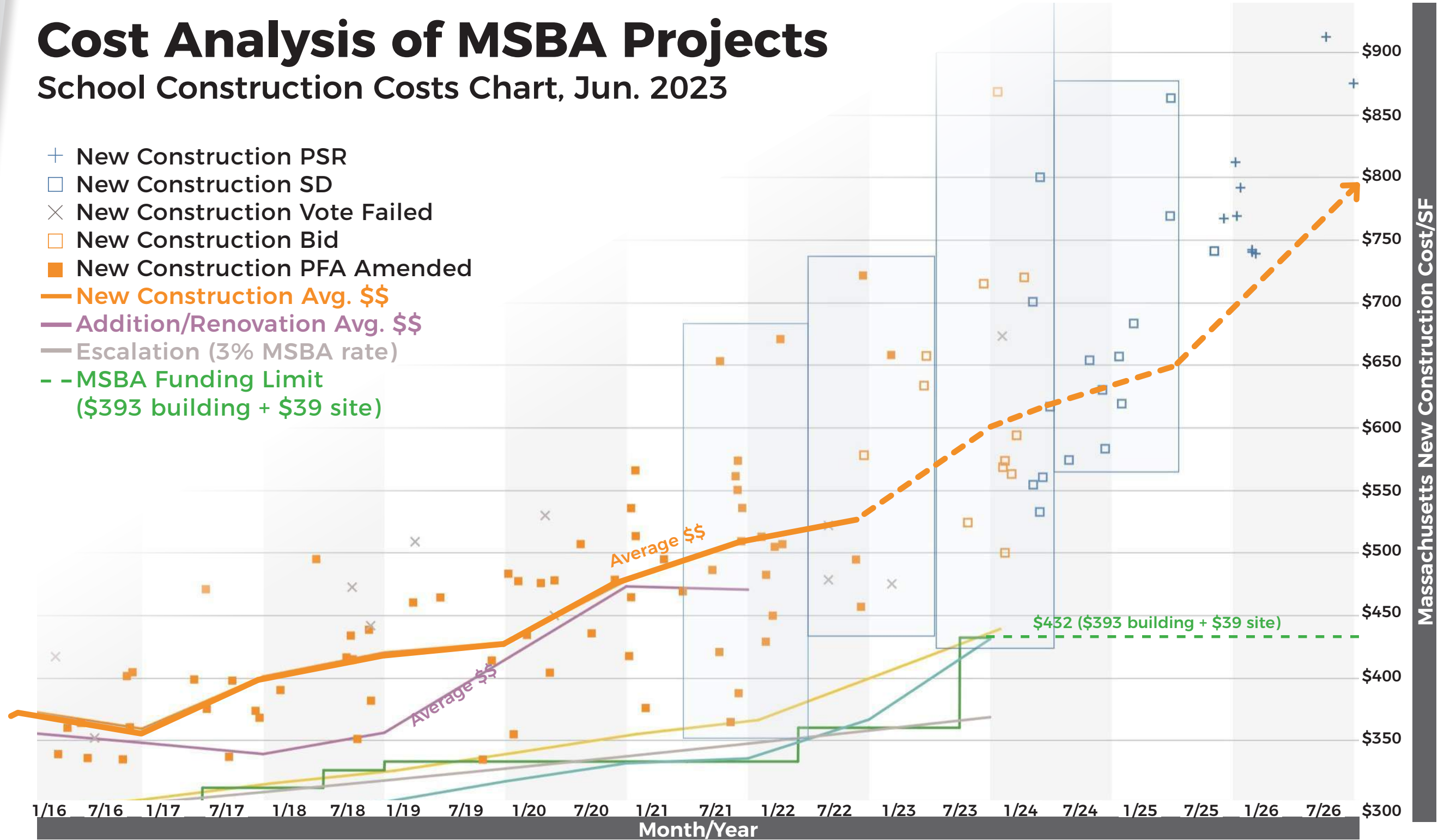
| | BASE REPAIR | NEW BUILDING |
|---|---|---|
| |  |  |
| | 6-8 Option 1 (NO Auditorium) 2-Story | 5-8 Option 9b (w/ Auditorium) 3-Story |
| Estimated Duration | ±36 months | ±32 months |
| | Base Repair SF 105,004 SF | Add/New SF 137,494 SF |
| Building Construction Cost | \$25,422,114 | \$60,204,036 |
| Site, Building Demo, Haz. Mat., Temp. Construction | \$10,895,192 | \$12,778,082 |
| Phasing, General Conditions & Req's, Insurance, Estimating Contingency & Escalation | \$9,115,410 | \$29,004,952 |
| Est. Construction Cost | \$45,432,716 | \$101,987,070 |
| Project Soft Costs: (25% const. cost) FF&E, Tech, OPM/A/E fees | \$11,358,179 | \$25,496,767 |
| Est. Total Project Cost | \$56,790,895 | \$127,483,837 |
| Approx. Town Share (range) | 100% | \$67.1 - \$73.1 mil |
| ADD for (2) Baseball Fields | N/A | \$1,180,634 |
| ADD for (1) Softball Fields | N/A | \$547,312 |
| ADD for (1) Town Soccer Field | N/A | \$572,110 |
| ADD for Concessions | N/A | \$772,720 |
| Add for Renewable Energy | N/A | \$3,020,000 |



Cost Analysis of MSBA Projects

School Construction Costs Chart, Jun. 2023

- + New Construction PSR
- New Construction SD
- × New Construction Vote Failed
- New Construction Bid
- New Construction PFA Amended
- New Construction Avg. \$\$
- Addition/Renovation Avg. \$\$
- Escalation (3% MSBA rate)
- - MSBA Funding Limit (\$393 building + \$39 site)

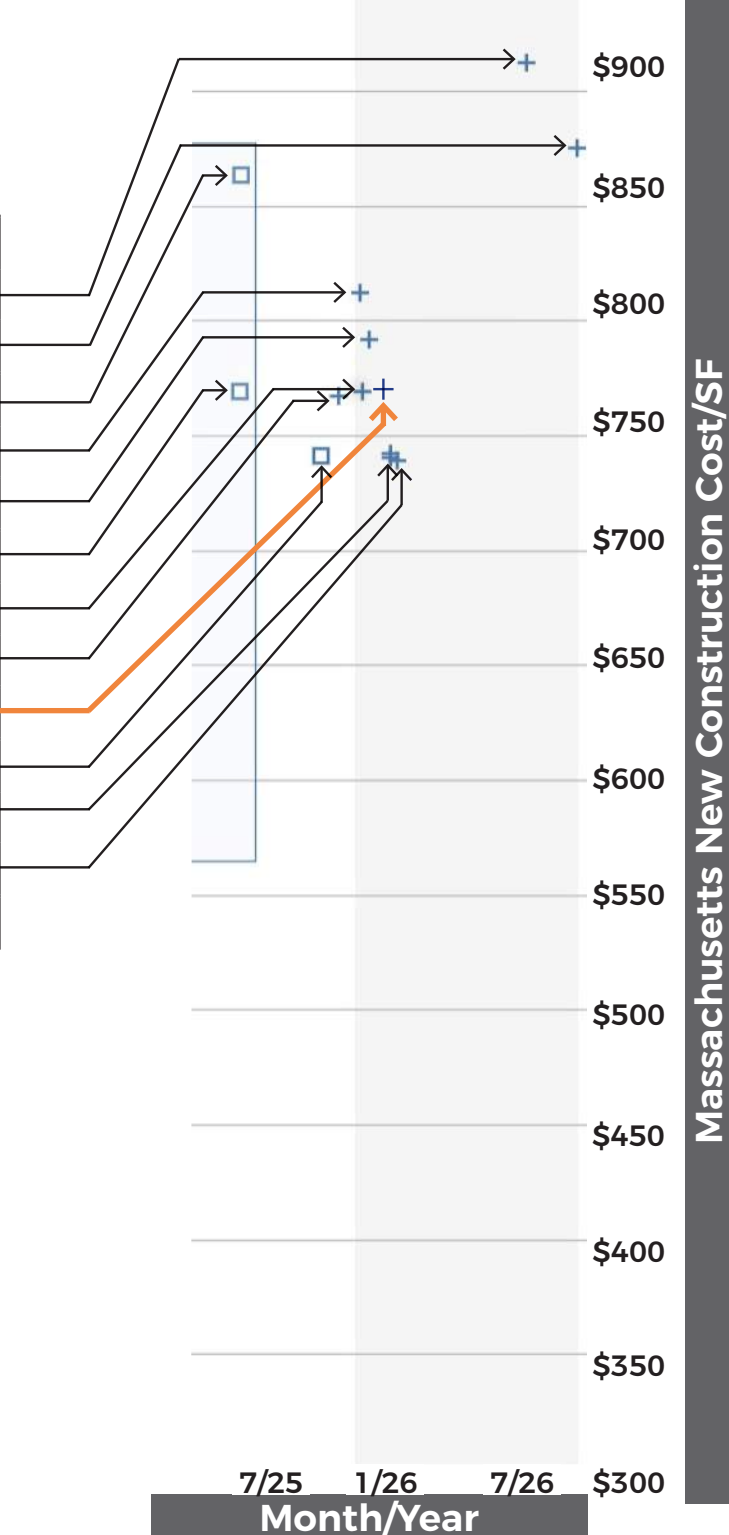


<https://info.massschoolbuildings.org/TabPub/TableauCostData.aspx>

Cost Analysis of MSBA Projects

Projects recently bid

| | School | MA Location | Phase | GC/GMP Date | Const. Cost/SF | Escalation* |
|---------|----------------------------------|-----------------|-------|-------------|----------------|-------------|
| 1 | Nashoba Regional High School | Bolton | PSR | OCT 2025 | \$912 | |
| 2 | Whittier Regional Vocational | Haverhill | PSR | DEC 2025 | \$875 | |
| 3 | Wakefield Memorial High School | Wakefield | SD | JUN 2024 | \$863 | |
| 4 | Tri-County Reg. Voc. High School | Franklin | PSR | JAN 2025 | \$812 | |
| 5 | Newton Countryside Elem. School | Newton | PSR | JAN 2025 | \$792 | |
| 6 | Fort River Elementary School | Amherst | SD | JUN 2024 | \$769 | |
| 7 | East Longmeadow High School | East Longmeadow | PSR | JAN 2025 | \$769 | |
| 8 | Elmwood School | Hopkinton | PSR | DEC 2024 | \$767 | |
| 9 | Whitman Middle School | Whitman | SD | FEB 2025 | \$767 | |
| 10 | Green Meadow School (PK-3) | Maynard | SD | NOV 2024 | \$741 | |
| 11 | John B. Devalles Elem. School | New Bedford | PSR | FEB 2025 | \$740 | |
| 12 | Pickering Elementary School | Lynn | PSR | MAR 2025 | \$739 | |
| Average | | | | | \$796 | |



- + New Construction PSR
- New Construction SD
- × New Construction Vote Failed
- New Construction Bid
- New Construction PFA Amended
- New Construction Avg. \$\$
- Addition/Renovation Avg. \$\$
- Escalation (3% MSBA rate)
- - MSBA Funding Limit
(inc. from \$360/sf to \$393/sf)

* Escalation by JUL 2024
@ 6% per year (rate from
PM&C Cost Estimators)

Design Update



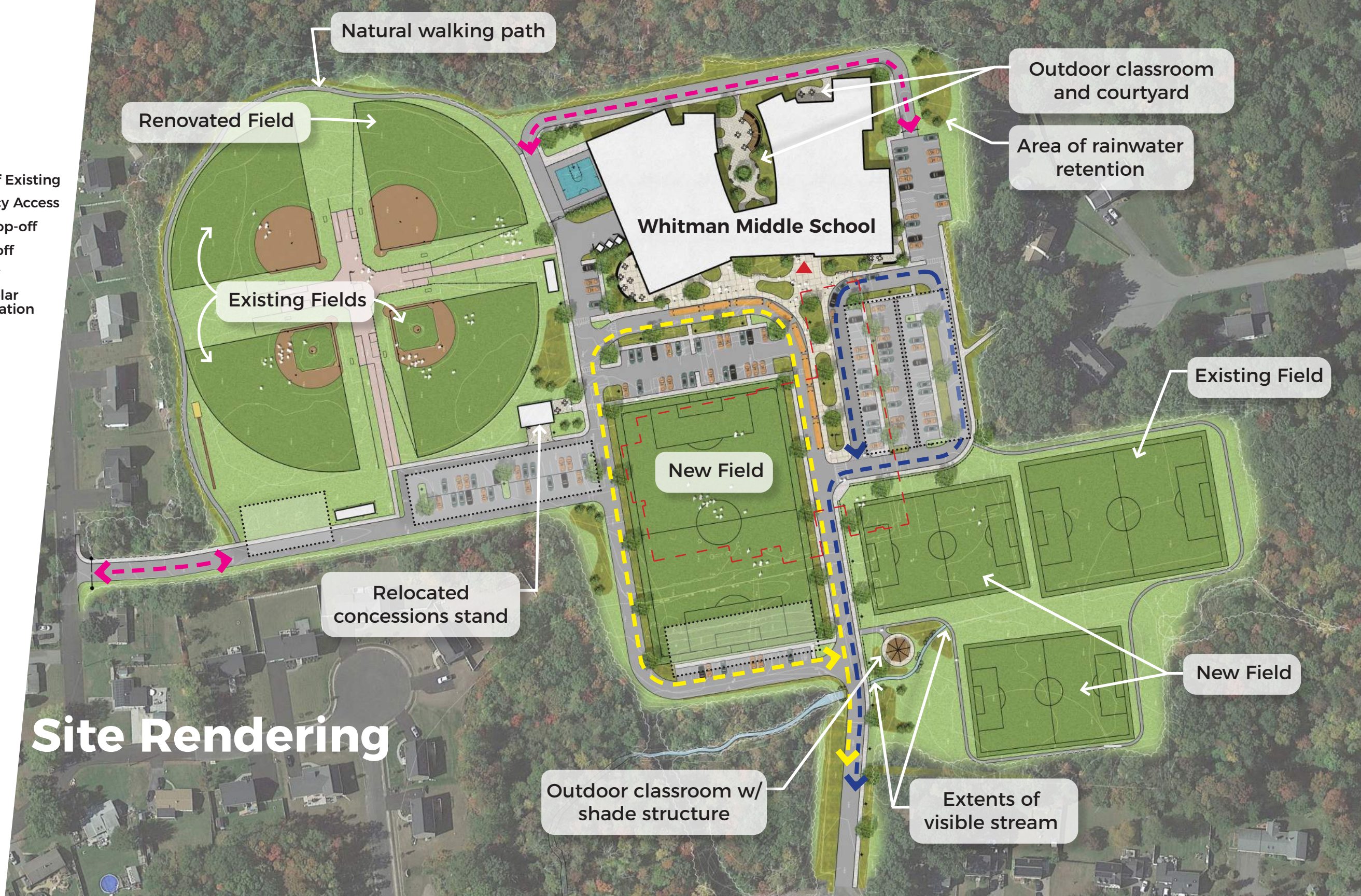
- Outline of Existing
- Emergency Access
- Parent Drop-off
- Bus Drop-off
- Main Entry
- Possible solar canopy location



Site Rendering

Existing Parking
Spaces = 159

Proposed Parking
Spaces = 180





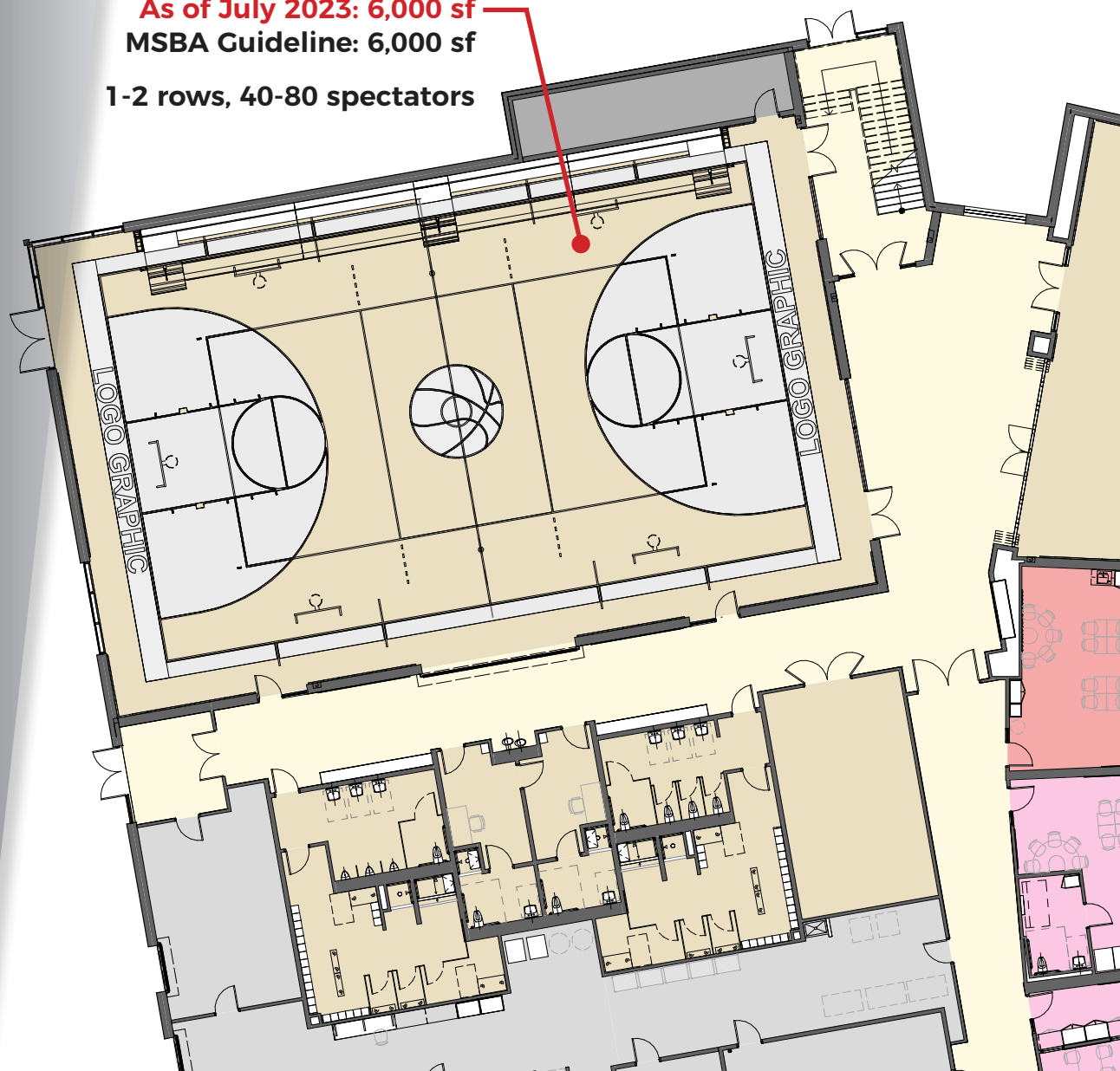


Gymnasium Design

Closed Concept vs. Open Concept

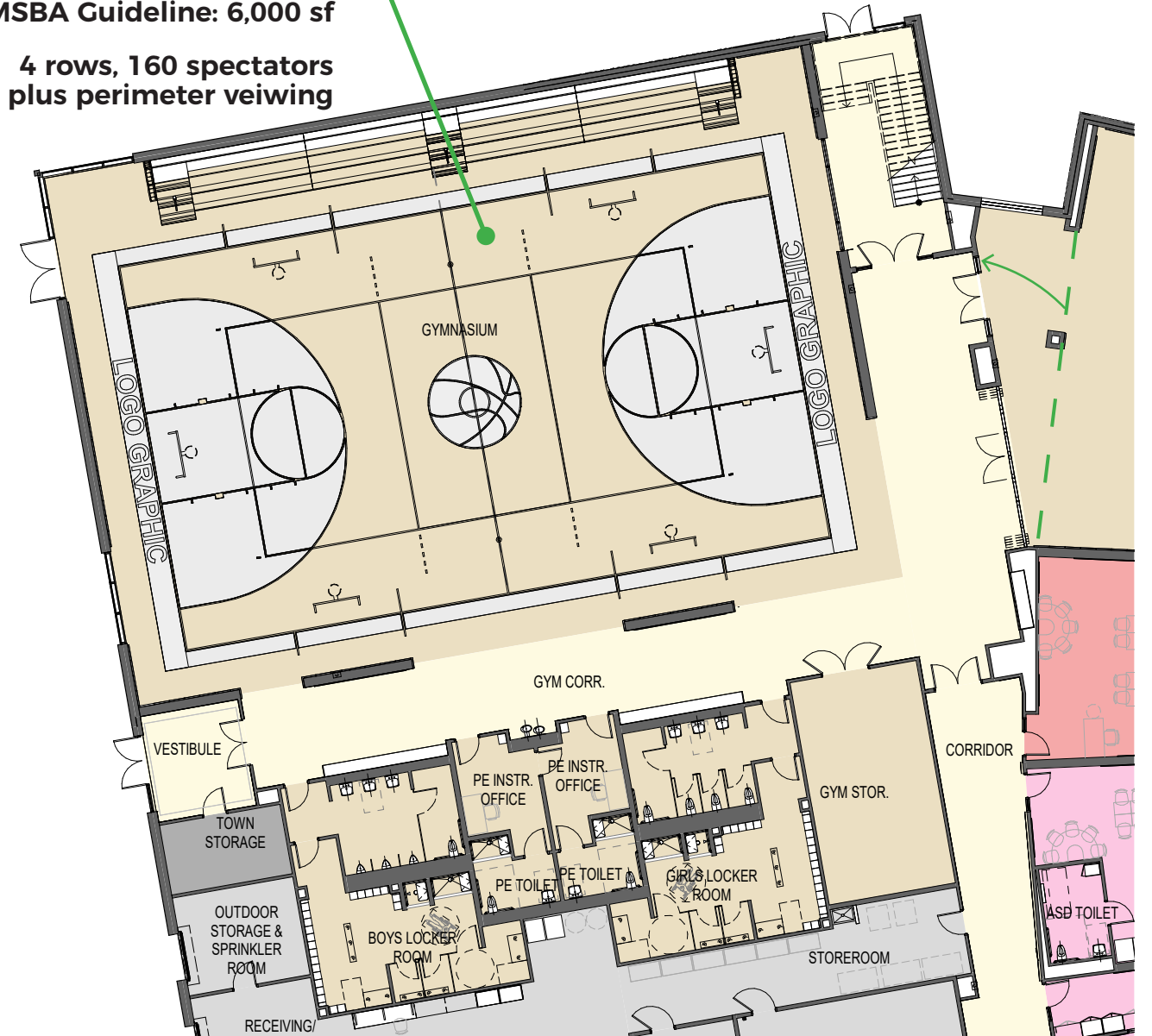
As of July 2023: 6,000 sf
MSBA Guideline: 6,000 sf

1-2 rows, 40-80 spectators



As of August 2023: 6,800 sf
MSBA Guideline: 6,000 sf

4 rows, 160 spectators
plus perimeter veiwing



Gymnasium Design

Closed Concept @ 6,000 sf



Gymnasium Design

Closed Concept @ 6,800 sf



Gymnasium Design

Open Concept @ 6,800 sf



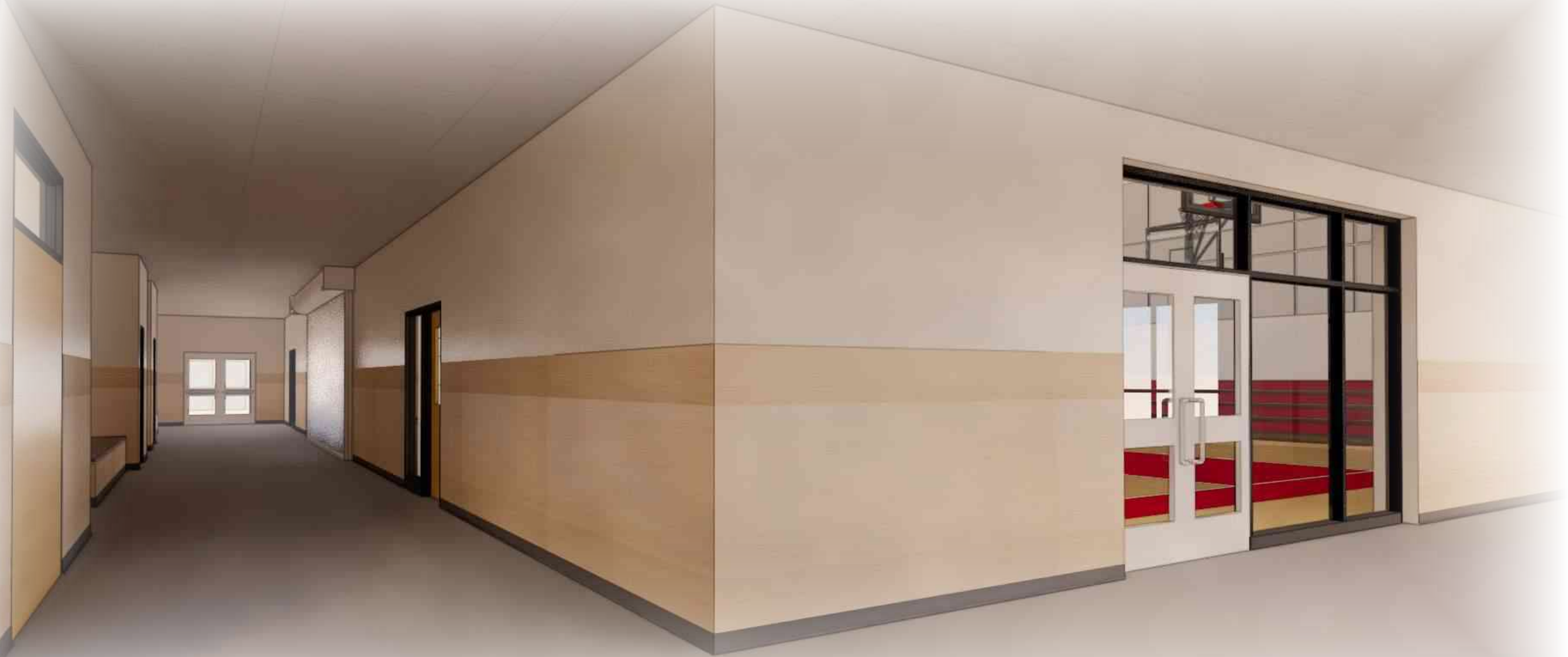
Gymnasium Design

Open Concept @ 6,000 sf



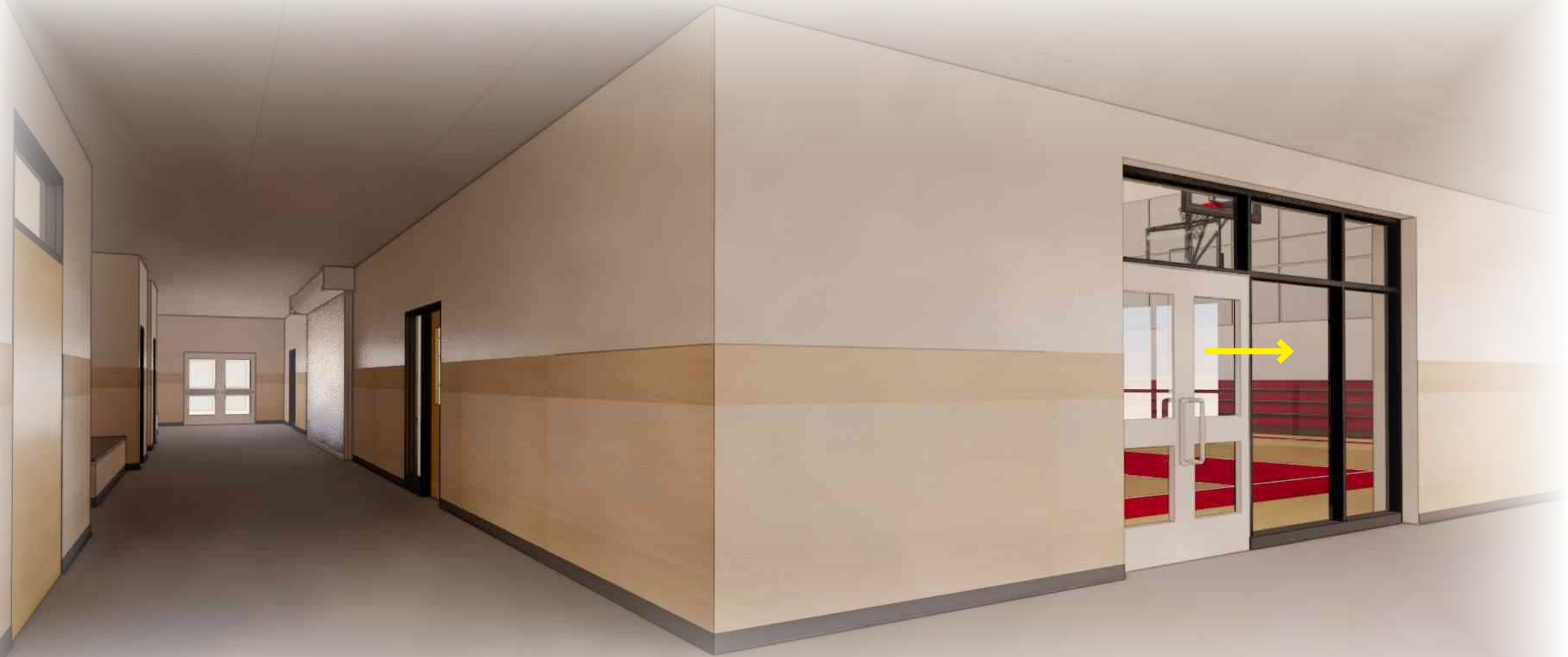
Gymnasium Design

Closed Concept @ 6,000 sf



Gymnasium Design

Closed Concept @ 6,800 sf



Gymnasium Design

Open Concept @ 6,000 sf



Gymnasium Design

Open Concept @ 6,800 sf



Approvals & Next Steps



Schematic Design Report Submission

Module 4 Approval for Submission

What is the School Building Committee being asked to APPROVE?

VOTE to approve and authorize the Owner's Project Manager to submit the Schematic Design Report to the MSBA for consideration, including the submission to the Department of Elementary & Secondary Education

// The full SD Submission to the MSBA will also include:

- Civil Engineering Drawings
- Landscape Architecture Drawings
- Architecture Drawings
- Project Specification Manual

// These documents were provided to the SBC for review in July

Upcoming Events

Dates & Content

Community Forum #5

TUESDAY

SEP 26, 2023

(Tentative, SBC to Confirm)

Community Forum #6

TUESDAY

OCT 17, 2023

(Tentative, SBC to Confirm)

Town Meeting VOTE

MONDAY

OCT 30, 2023

Debt Exclusion VOTE

SATURDAY

NOV 4, 2023



Questions?

Thank you

www.wmsproject.org

**Whitman Middle School
Project Website**

