

The Whitman Middle School Project

School Building Committee // October 22, 2024

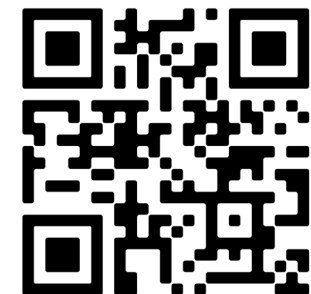


Agenda

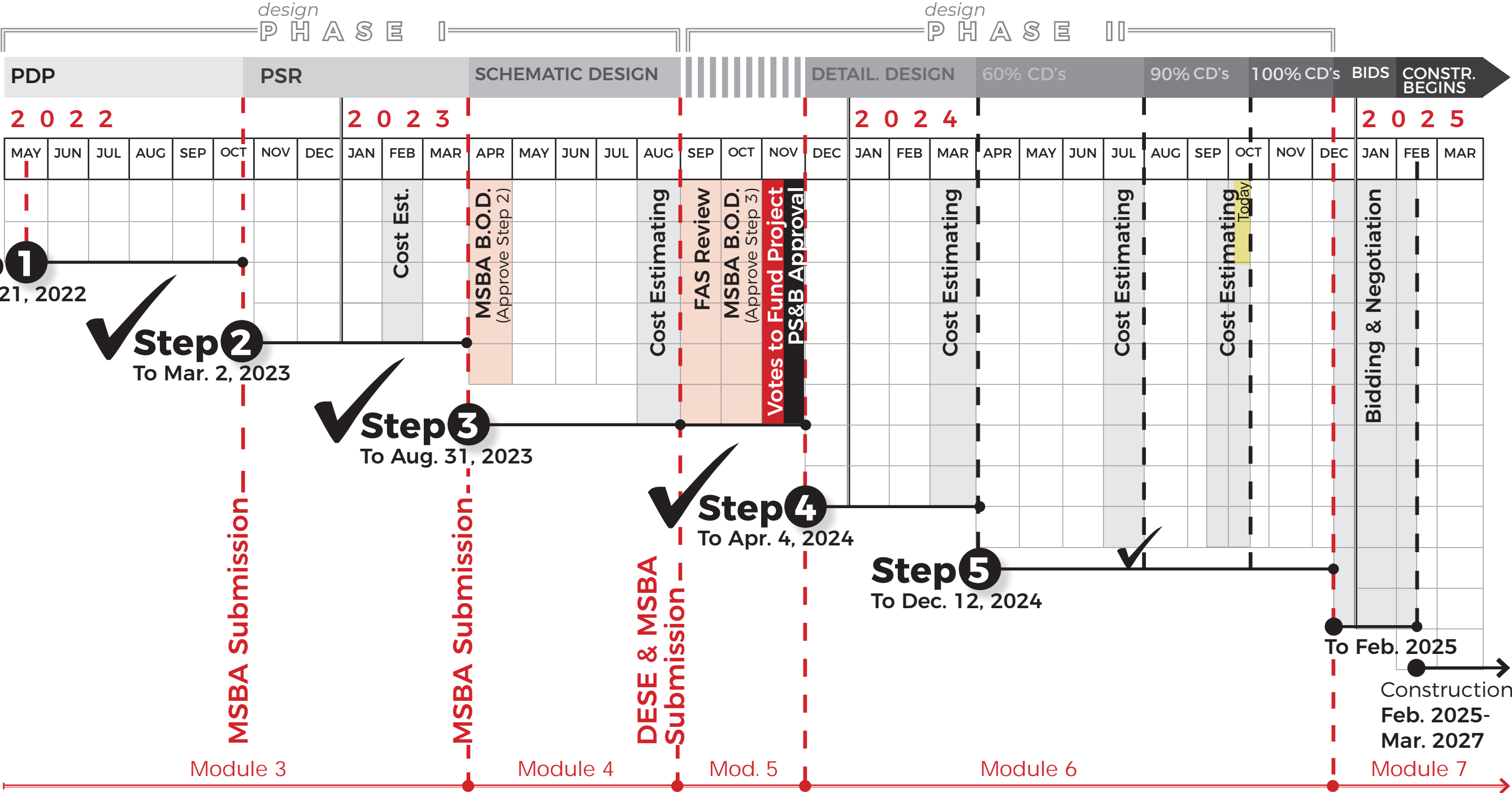
- // Schedule Overview
 - / Recap of October Activities
 - / Proprietary Items - **VOTE**
- // 90% Construction Documents Cost Estimates
- // 90% Construction Documents Approval & Next Steps - **VOTE**

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Whitman Middle School
Project Website



WMS Project Schedule Overview



Recap of October Activities

In addition to the 90% CDs Development...

SIGNAGE DESIGN REVIEW

- // **Oct. 3, 2024:** The Professional Team presented the proposed signage design to the District administrators
- / The team is updating the design based on feedback received and plans to share with the full committee at a later date

EARLY PROCUREMENT PACKAGE

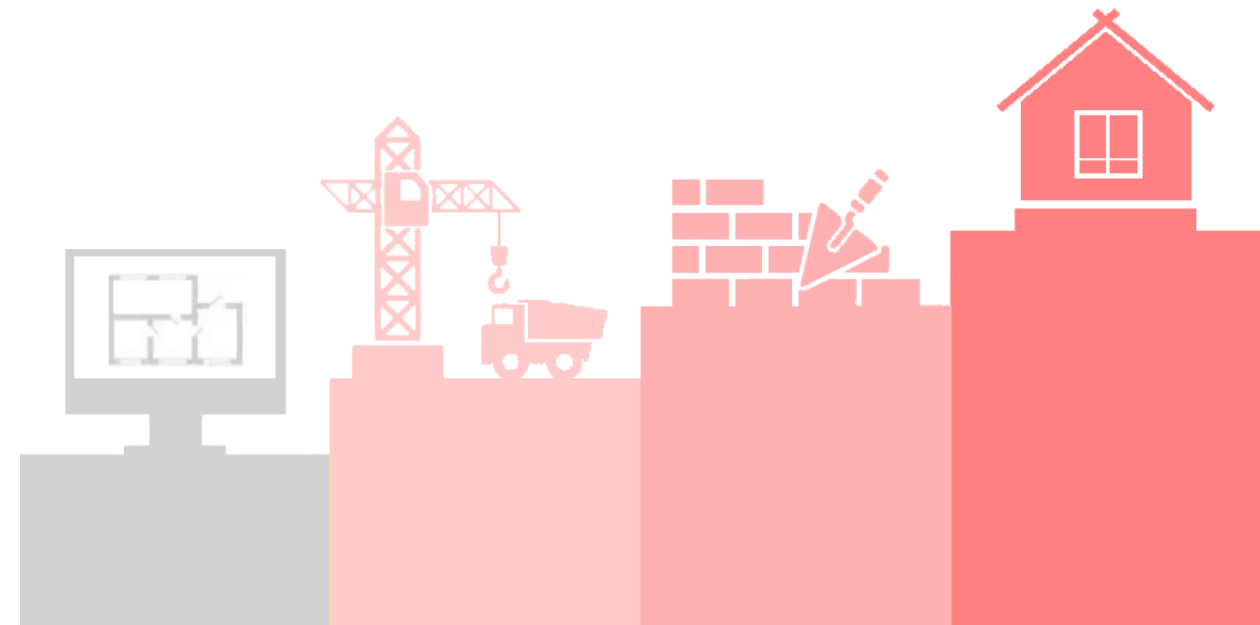
- // **Oct. 9, 2024:** The early procurement package was released for bid
- / Received bids will be reviewed at the Nov. 4, 2024 meeting

SECURITY DESIGN REVIEW

- // **Oct. 15, 2024:** The Professional Team met with the District administrators to review and confirm the project's security scope

PERMITTING REVIEWS

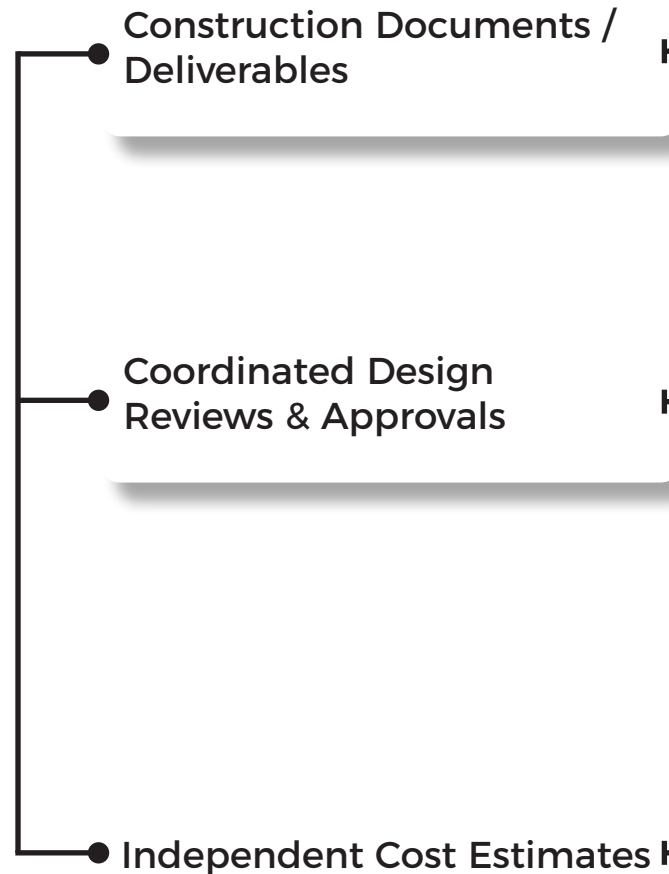
- // **Oct. 21, 2024:** A site plan review was conducted by the Whitman Zoning Board of Appeals
- / A follow up hearing is scheduled for Dec. 9, 2024
- // **PENDING:** Scheduled review with the Whitman Conservation Committee



Step 5

Construction Documents Submission

90% - 100% CDs
Aug. - Dec. 2024



		90% CDs				100% CDs			
		AUG	SEP	OCT		NOV	DEC	JAN	
✓	Construction Documents (CDs)								
✓	Architectural Documents								
✓	Site/Landscape Documents								
✓	Engineering & Consultant Documents								
+	CDs Project Manual & Proprietary Items ←								
✓	CDs Narratives & Calculations								
✓	Early Bid Package Documents (Electrical Switchgear & Generator Only)								
✓	Systems/Energy Life Cycle Cost Analysis								
✓	Acoustic, ADA, & Code Reviews + Reports								
✓	Security & Visual Oversight Review								
✓	Facility & Maintenance Review								
✓	Commissioning Agent Review								
✓	Structural Design Peer Review								
✓	Zoning Board of Approvals								
✓	MA Architectural Access Board Review								
✓	90% CDs for Cost Estimating								
✓	Designer's Construction Cost Estimate								
✓	OPM Construction Cost Estimate								
✓	Reconciliation & Comparative Analysis								
✓	Value Engineering								

● Oct. 24 90% CDs ● Dec. 12 100% CDs

2024 Notable Dates (Proposed):

- Sep. 24 // Building Committee
- Oct. 08 // Building Committee
- Oct. 09 // Early Package Released
- Oct. 21 // Zoning Board Review
- Oct. 22 // Building Committee
- Oct. 24 // MSBA CD Submission

VOTE to approve Proprietary Specifications

Proprietary Items Identified by the WHRSD

WHAT ARE PROPRIETARY SPECIFICATIONS?

// Descriptions of materials that cite a specific brand name such that only one vendor or manufacturer can supply the desired items

// Per M.G.L. c.30, §39M(b), a governmental body must document the reasons [for proprietary items] and provide them in writing

VOTE REQUIRED

The proprietary list of items for the Whitman Middle School Building Project be accepted and approved as presented.

1. Protege GX - Access Control

// District's new system that handles our door access and ID card system
// Integrated at all schools, facilities, and IT Dept's

2. Avigilon Cameras with analytics and Avigilon Video Management System:

// These cameras and the video management system are being deployed throughout the district, and the new WMS will be included in the enterprise video management system along with our standardized cameras and analytics capabilities.

3. Avaya IP Office 11 Phone System

// NOTE: This would be within the District's Technology scope, not the overall project
// Recently implemented this system at all schools
// Connects all district schools
// The "brains" of this system reside in the IT department at the HS

4. All-Comm Tait ASIP Simulcast Distributed Antenna System (DAS)

// The Town implemented a new microwave radio system a few years ago standardizing equipment across all sites to provide public safety personnel a secure and reliable communication network.
// If any equipment is added/updated at any site, the equipment should be of the same manufacturer supporting a unified system to ensure compatibility and optimal performance.

5. Extreme Networks - Switches and Wireless Access Points

// NOTE: This would be within the District's Technology scope, not the overall project
// The District uses Extreme for all schools
// Use of this will maintain consistency and integration throughout the District

90% Construction Documents Cost Estimates



NEW Cost Estimates Comparison

	A/E Control Budget	Estimate for Review			Revised at Recon Meeting				Reconciled Estimate
		PM&C	A.M. Fogarty	Difference (A1 - B1)	PM&C	A.M. Fogarty	Difference (A - B)		
		10/4/24	10/2/24		10/8/24	10/8/24			
Total Building Construction	\$ 68,633,185	\$ 73,183,095	\$ 73,760,824	(577,729)		\$ 74,262,347	\$ 73,906,792	355,555	\$ 74,084,570
Total Related Construction	\$ 12,066,639	\$ 15,360,006	\$ 15,178,948	181,058		\$ 15,550,353	\$ 15,355,654	194,699	\$ 15,453,004
Total Construction before Markups	\$ 80,699,824	\$ 88,543,101	\$ 88,939,772	(396,671)		\$ 89,812,700	\$ 89,262,446	550,254	\$ 89,537,573
F. Design and Pricing Contingency	8,069,982	885,431	2,001,145	(1,115,714)	1.0%	898,127	892,624	5,503	895,376
G. Performance Bond	708,625	676,558	1,738,396	(1,061,838)	0.0%	686,259	1,723,375	(1,037,116)	1,204,817
H. Insurance	1,181,042	1,127,596	-	1,127,596	0.0%	1,143,765	-	1,143,765	571,883
I. Permits (If by GC or CM)	-	-	-	-	0.0%	-	-	-	-
J. CM Contingency (CM Only)	-	-	-	-	0.0%	-	-	-	-
K. General Conditions	4,800,000	4,800,000	4,846,014	(46,014)	0.0%	4,800,000	4,804,138	(4,138)	4,802,069
L. General Requirements	1,889,667	2,029,673	2,185,898	(156,225)	2.25-2.3%	2,058,777	2,167,010	(108,233)	2,112,894
M. Overhead and Profit / CM Fee	3,607,194	3,459,454	3,537,637	(78,183)	3.5%	3,506,649	3,507,067	(418)	3,506,858
Total Markups	\$ 20,256,510	\$ 12,978,712	\$ 14,309,090	(1,330,378)		\$ 13,093,577	\$ 13,094,214	(637)	\$ 13,093,896
Construction w/Mark-ups before Escalation	\$ 100,956,334	\$ 101,521,813	\$ 103,248,862	(1,727,049)		\$ 102,906,277	\$ 102,356,660	549,617	\$ 102,631,469
III. Escalation (Years)	5,713,548	779,179	1,364,114	(584,935)	0.88-1.5%	790,352	1,352,326	(561,974)	1,071,339
Total Estimated Construction	\$ 106,669,882	\$ 102,300,992	\$ 104,612,976	(2,311,984)		\$ 103,696,629	\$ 103,708,986	(12,357)	\$ 103,702,808
Variance to Budget (Over)/Under		4,368,890	2,056,906			2,973,253	2,960,896		2,967,075
Markups %		14.7%	16.1%			14.6%	14.7%		14.6%
Building Construction (Current \$/GSF)	\$ 281,735	\$ 300,412	\$ 302,784	\$ (2,372)		\$ 304,842	\$ 303,383	\$ 1,460	\$ 304,113
Total Construction (Current \$/GSF of Bldg)	\$ 437,873	\$ 419,939	\$ 429,430	\$ (9,491)		\$ 425,668	\$ 425,719	\$ (51)	\$ 425,694
Proposed Alternates		New Construction			Alternates Total				
Alternate No 1A - Rooftop mounted renewable energy system		4,446,840	2,423,001	2,023,839		4,408,505	2,423,001	1,985,504	3,415,753
Alternate No 1B - Canopy mounted renewable energy system		-	2,551,457	(2,551,457)		-	2,551,457	(2,551,457)	1,275,729
Alternates Total		\$ 4,446,840	\$ 4,974,458	(527,618)		\$ 4,408,505	\$ 4,974,458	(565,953)	\$ 4,691,482

NEW Cost Estimates @ 90% Construction Documents

Total Project Cost & Phases Compared

Est. Total Project Budget

Established November 2023

\$135,289,672

// The latest cost estimates based on documents from September 2024 reflect that the project is currently **on budget**

**Est. Construction Cost
@ Schematic Design**

\$106,669,882

**Est. Construction Cost
@ 90% Construction Docs**

\$103,702,808

// Est. construction cost @ 90% and alternates shown are the reconciled values

Difference

(\$2,967,074)

➔ Under Budget!

ADD #1a - Roof Solar Energy

\$3,415,753

ADD #1b - Site Solar Energy

\$1,275,729

Value Engineering (Not Required)

Professional Team Recommendations



Est. Total Project Cost

\$135,289,672

- // The Professional Team has prepared a draft list of Value Engineering Recommendations to fulfill the MSBA's requirement for the 90% CD Submission
- // However, the Professional Team **DOES NOT RECOMMEND** the acceptance of any of these items by the SBC at this time given that the project is on budget

** Estimated costs are approximate and rounded to the nearest \$500*

Value Engineering Items for Consideration	Est'd Cost*
<i>Category 1 - Program/Operation/Maintenance Minimally Affected</i>	
(#240) Reduce boulders by 50%	(-) \$9,000
(#1154) Reduce the size of (62) 75" interactive displays to 65"	(-) \$36,500
<i>Category 2 - Program/Operation/Maintenance Potentially Affected</i>	
(#195) Remove rooftop planters	(-) \$35,000
(#199) Remove railing at rooftop patio	(-) \$20,000
(#200) Remove gate at rooftop patio	(-) \$3,500
(#193) Remove exterior chalkboard	(-) \$8,400
(#273) Replace storefront door 236A-01 to roof patio w/ window	(-) \$7,000
(#317) Remove rubber walkway pads	(-) \$35,000
(#319) Remove pavers at rooftop patio	(-) \$63,000
(#322) Remove prefab shade trellis at rooftop patio	(-) \$52,500
(#402) Replace folding partition in Multi-purpose with double door	(-) \$26,500
(#404) Replace operable glass wall in Media Center with stationary SF	(-) \$22,500
(#461) Remove all metal truss hangers in Science & Art	(-) \$70,000
(#90) Replace granite curbing with concrete curbing	(-) \$413,700
(#107) Replace 50% of concrete sidewalks with asphalt	(-) \$227,220
<i>Category 3 - Program/Operation/Maintenance Affected</i>	
(#1264) Remove CCTV cameras at parking lots	(-) \$15,800
Total Recommended Savings	\$0

90% Construction Documents Approval & Next Steps



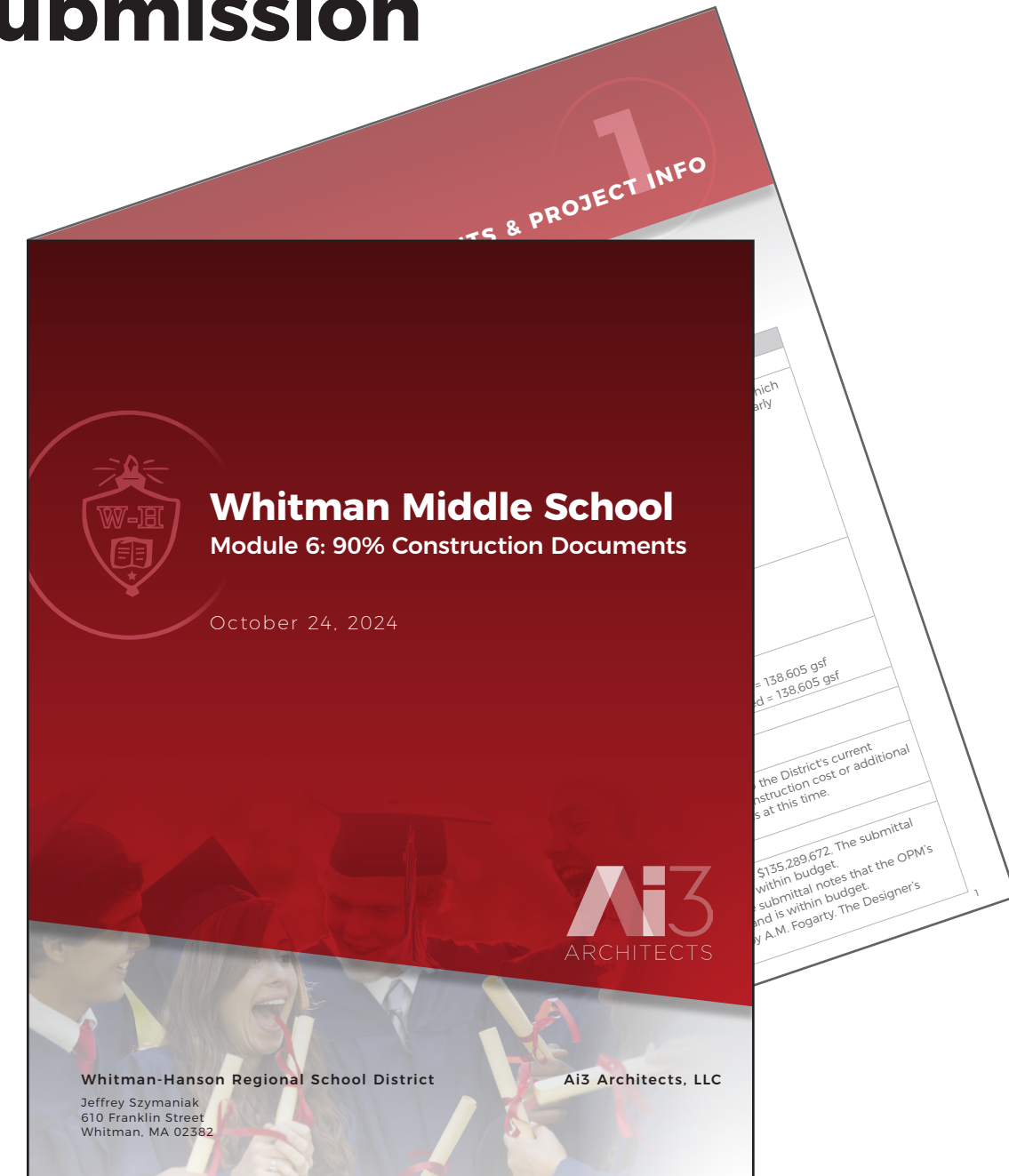
90% Construction Documents Submission

Module 6 Approval for Submission to the MSBA

THURSDAY
OCT 24, 2024
Due to the MSBA

What is the School Building Committee
being asked to **APPROVE?**

VOTE to approve and authorize the
Owner's Project Manager to submit
the 90% Construction Documents
Report and Documents to the MSBA
for consideration





Questions?

Thank you

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