

The Whitman Middle School Project

School Building Committee // March 26, 2024



Project Leaders

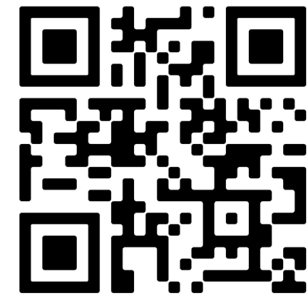


Agenda

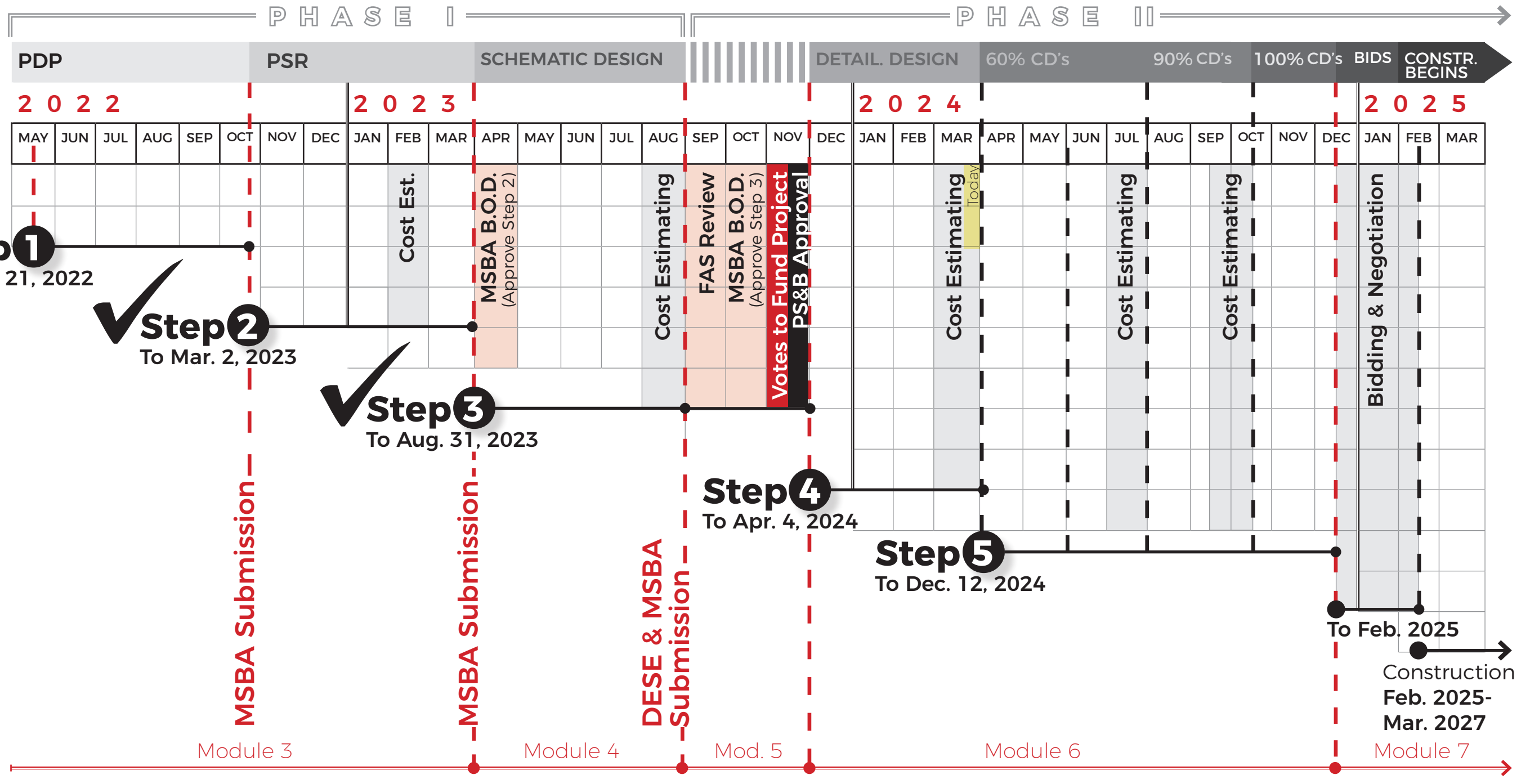
- // Schedule Overview
 - / Recap of March Activities
- // Design Development Cost Estimates
- // Design Development Approval & Next Steps

www.wmsproject.org

Whitman Middle School
Project Website

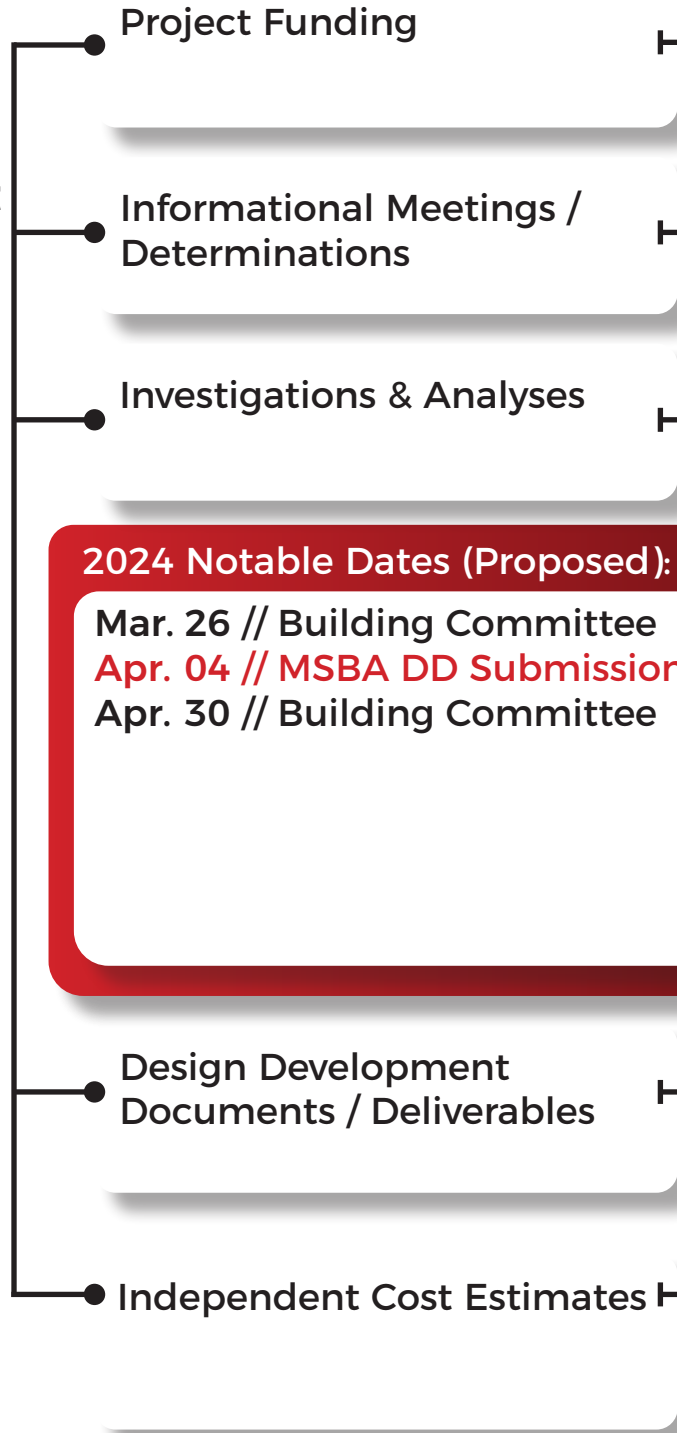


WMS Project Schedule Overview



Step 4 (DD) Design Development Submission

Nov. - Apr. 2024



2024 Notable Dates (Proposed):
 Mar. 26 // Building Committee
 Apr. 04 // MSBA DD Submission
 Apr. 30 // Building Committee

	NOV	DEC	JAN	FEB	MAR	APR
✓ Project Scope & Budget	[Green Bar]					
✓ Project Funding Agreement	[Green Bar]					
✓ Safety & Security			[Green Bar]			
✓ Technology & FF&E			[Green Bar]			
✓ Facilities & Maintenance			[Green Bar]			
✓ Site Permitting and/or Zoning					[Green Bar]	
✓ Additional Programming as Necessary			[Green Bar]			
✚ Phase II Geotechnical & Soils Investigation				[Yellow Bar]	[Yellow Bar]	[Yellow Bar]
✚ Phase II Traffic Study					[Yellow Bar]	[Yellow Bar]
✚ Phase II Site Survey				[Yellow Bar]	[Yellow Bar]	[Yellow Bar]
✓ Phase II Hazmat Investigation		[Green Bar]				
✓ Hydrant Flow Test	[Green Bar]					
✓ Systems/Energy Life Cycle Cost Analysis	[Green Bar]	[Green Bar]				
✓ Acoustic, ADA, & Code Reviews + Reports				[Green Bar]	[Green Bar]	
✓ MA Historic Commission PNF Submission	[Green Bar]	[Green Bar]	[Green Bar]			
✓ Design Development Documents	[Green Bar]	[Green Bar]	[Green Bar]	[Green Bar]	[Green Bar]	[Green Bar]
✓ Architectural Documents	[Green Bar]	[Green Bar]	[Green Bar]	[Green Bar]	[Green Bar]	[Green Bar]
✓ Site/Landscape Documents	[Green Bar]	[Green Bar]	[Green Bar]	[Green Bar]	[Green Bar]	[Green Bar]
✓ Engineering & Consultant Documents		[Green Bar]	[Green Bar]	[Green Bar]	[Green Bar]	[Green Bar]
✓ DD Project Manual & Proprietary Items				[Green Bar]	[Green Bar]	[Green Bar]
✓ Building Narratives & Calculations			[Green Bar]	[Green Bar]	[Green Bar]	[Green Bar]
✓ Commissioning Agent Review				[Green Bar]	[Green Bar]	[Green Bar]
✓ Designer's Construction Cost Estimate				[Green Bar]	[Green Bar]	[Green Bar]
✓ OPM Construction Cost Estimate				[Green Bar]	[Green Bar]	[Green Bar]
✓ Reconciliation & Value Engineering					[Green Bar]	[Green Bar]

MSBA Submission

Today (Mar. 26) ● Apr. 4 DD Completed

Recap of March Activities

RECENT REVIEWS

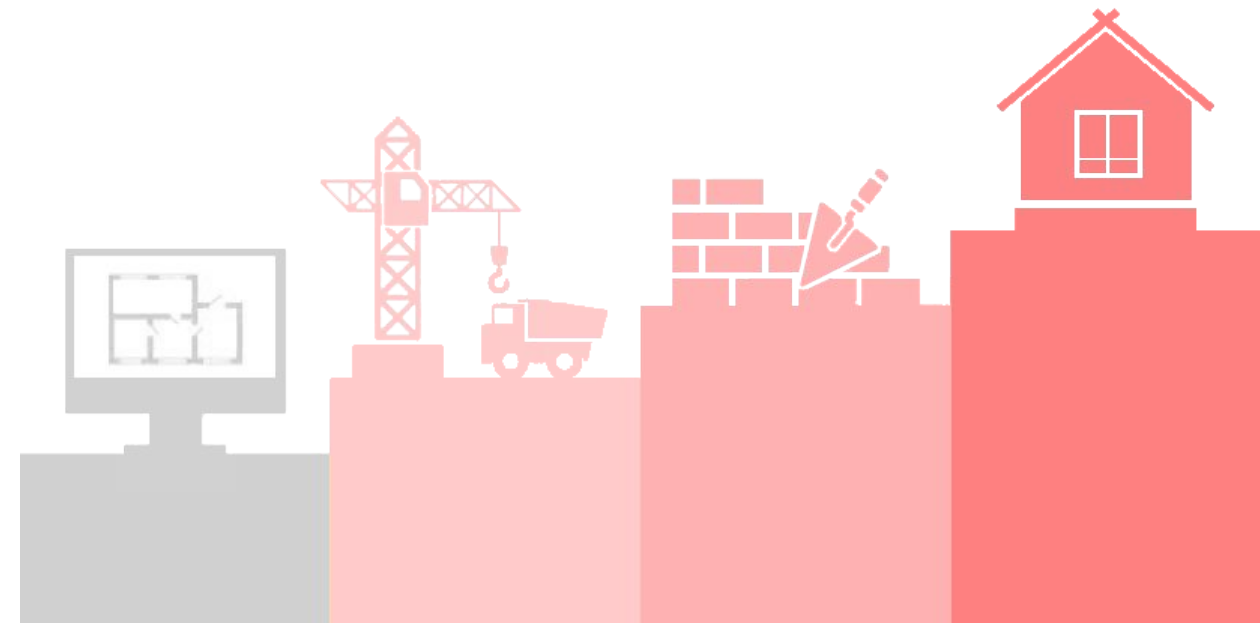
- // On March 12, 2024 the Project's Civil Engineer & Architect participated in introductory meetings with:
 - / **Robert Piccirilli**, Building Commissioner
 - / **David Lemay**, DPW Water/Sewer Superintendent
- // The team provided an overview of the project and discussed the process for permitting and Zoning Board approval

ONGOING INVESTIGATIONS

- // Phase II Geotechnical Investigation
 - / Test pits completed
 - / Borings are continuing during the week of 3/25, but will not inhibit use of play fields
 - / Final geotechnical and soils reports to follow completed testing

LOOKING AHEAD

- // Project construction phasing will be more thoroughly reviewed with the District, School Administration, and user groups during the next design phase - 60% Construction Documents
 - / The professional team will develop construction phasing plans to communicate construction sequencing and site impact



Design Development Cost Estimates



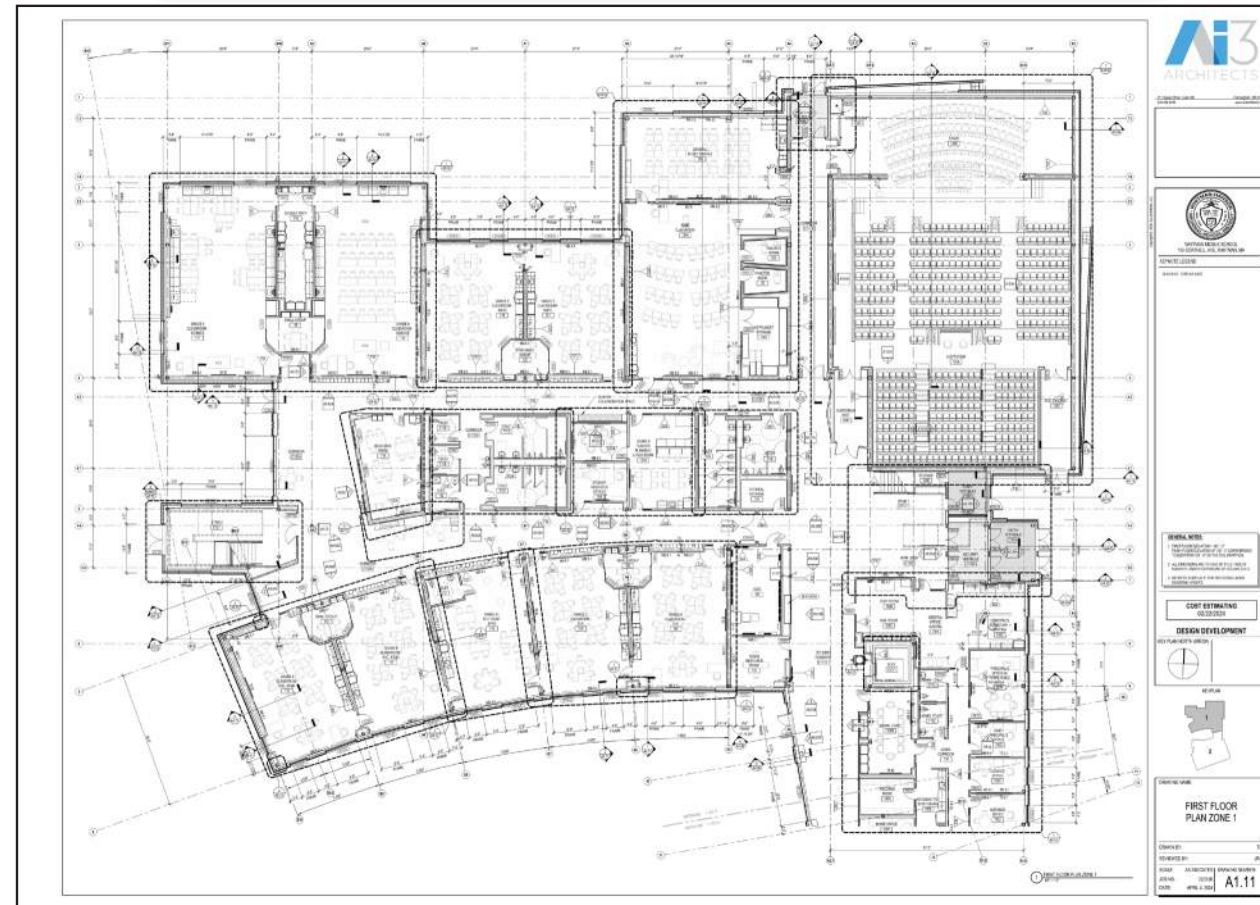
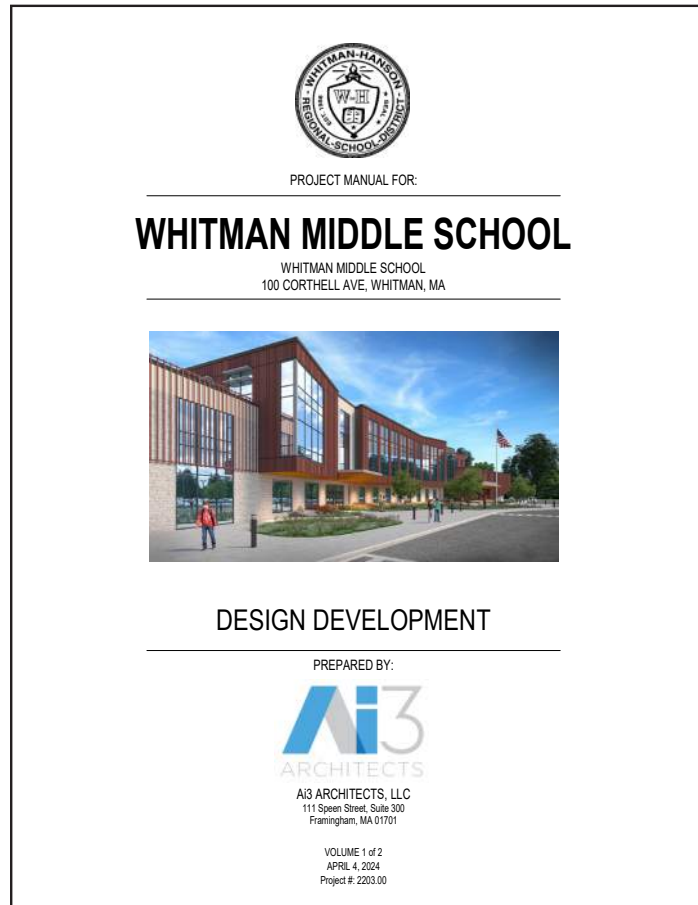
DD Cost Estimating Submission

Available for SBC Review, including:

Project Manual:
(Outline Specifications)

Drawings: Civil, Landscape, Architecture, Food Service, Structure, Fire Protection, Plumbing, Mechanical, Electrical, Technology, and Solar Design

Building Systems Narratives:



- // Structural Systems & Calculations
- // MEP + FP Systems
- // Data, Comm., Security

Cost Estimating Schedule

- Feb. 22 - Submitted Docs
- Mar. 14 - Cost Estimates Due
- Mar. 19 - Reconciled Estimates Due
- Mar. 26 - SBC Meeting to review costs & approve DD
- Apr. 04 - Full DD submission to MSBA

NEW Cost Estimates

Total Project Cost & Phases Compared

Est. Total Project Budget

Established November 2023

\$135,289,672

// The latest cost estimates reflect that the project is currently **on budget**

**Est. Construction Cost
@ Schematic Design**

\$106,669,882

// Compared to SD, there is a slight reduction in construction cost

**Est. Construction Cost
@ Design Development**

\$106,111,964

Difference

(\$557,918)

→ Under Budget!

ADD #1 - 2nd Softball Field

\$654,187

**ADD #2 - On-Site Renewable
Solar Energy (PV's)**

\$4,349,893

// Consideration shall be made to include ADD #1 into the base construction cost estimate



Rooftop Solar as
ADD #2

Add-Alternates

Proposed Scope Change

Reconstructed Softball Field as
ADD #1
(depending on phasing)

Reconstructed Softball Field
as part of
Construction Cost

Town Baseball Field:
No work, NOT PART
OF PROJECT

Town Baseball Field:
No work, NOT PART
OF PROJECT

Re-located
Concessions

Solar Canopy as
ADD #2

New Multi-
Purpose Field
as part of
Construction Cost



Solar Canopy as
ADD #2

New Multi-
Purpose Field
as part of
Construction Cost

Town Soccer Field:
No work, NOT
PART OF PROJECT

New Multi-
Purpose Field
as part of
Construction Cost

- // ADD #1 considers reconstructing a 2nd softball field in case its area is needed for construction phasing
- // Without the area, requires transferring top soils off site, storing, and returning
- // ADD #1 Approx. cost: \$654,187

-  Included in the Base Contract (Total Project Budget)
-  Included as an Add-Alternate (Increase to Total Project Budget)




Rooftop Solar as Add-Alternate #2


Add-Alternates

Proposed Scope Change



- // Proposal to eliminate ADD #1 and include reconstruction of the 2nd softball field within the base construction contract
- // Eliminates off site transport/storage of top soil material currently in the estimated construction cost
- // Approx. increase to estimated construction cost: **\$154,968**

 Included in the Base Contract (Total Project Budget)

 Included as an Add-Alternate (Increase to Total Project Budget)

Site & Recreation Coordination

Overview of Meeting on April 13, 2023 (from 4/25/23 SBC Mtg)

REPRESENTATION:

- // Recreation Commission Chairperson
- // Recreation Director
- // Whitman Little League Baseball
- // Whitman-Hanson Softball
- // Whitman-Hanson Youth Soccer
- // Professional Team & SBC Representation

OUTCOME:

// The Rec. Dept. will begin reviewing options for alternative softball (& potentially baseball) fields while WMS is under construction, such as:

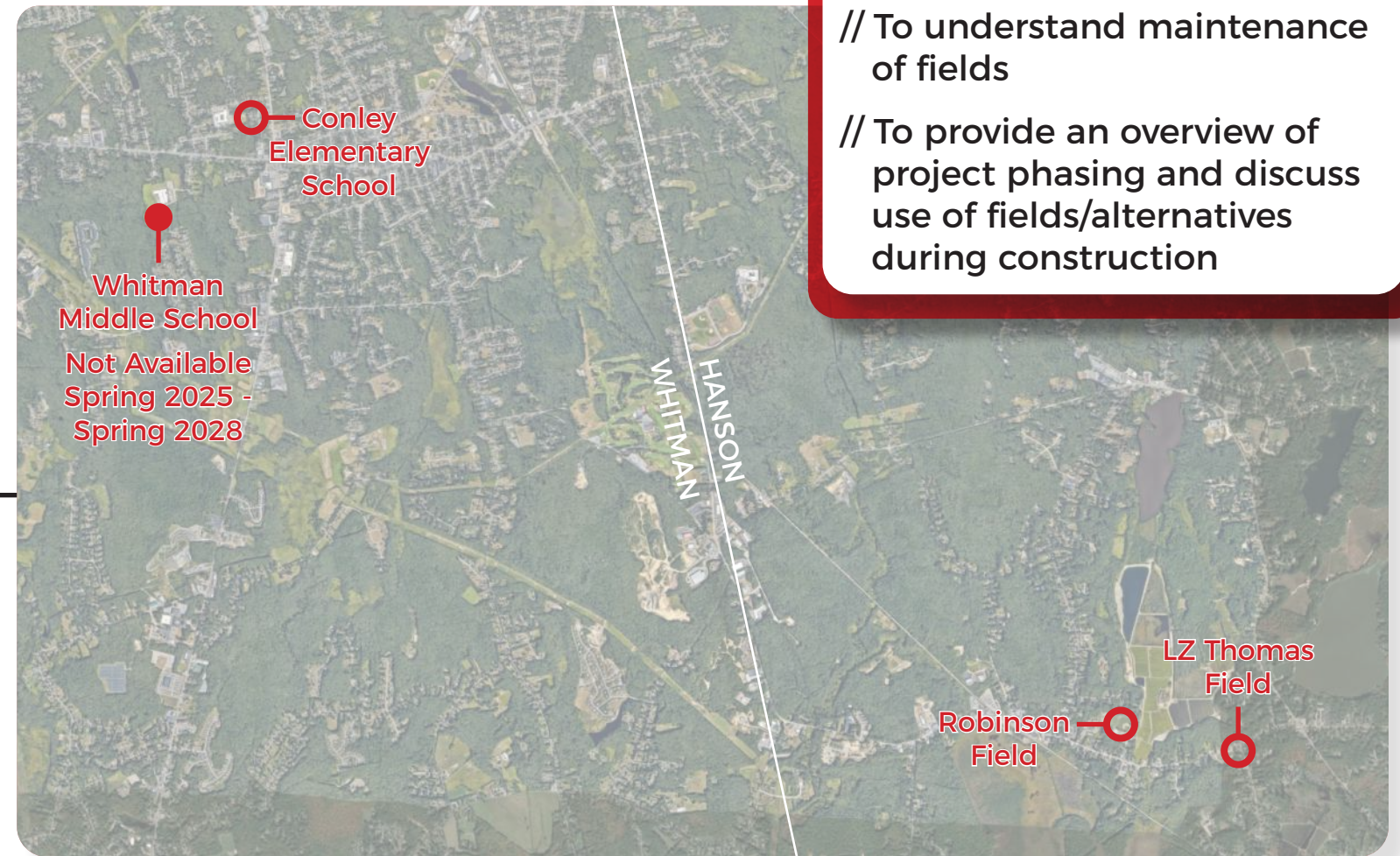
1. Robinson Field
2. LZ Thomas Field
3. Conley ES (using CPC grant funds to reno.)

// As design progresses & phasing is refined, the professional team will coordinate with the Rec. Dept. on when fields will be unavailable

// Other than replacement of the field(s) required during construction, the existing Town athletic fields **do not require** scope within the new WMS project budget

Purpose of Meeting

- // To understand who uses the recreation/athletic fields on the current WMS site and frequency of use
- // To understand maintenance of fields
- // To provide an overview of project phasing and discuss use of fields/alternatives during construction



(3) Alternative Fields for Whitman-Hanson Softball (or Baseball) Use during Project Construction

NEW Cost Estimates

Total Project Cost & Phases Compared

Est. Total Project Budget

Established November 2023

\$135,289,672

**Est. Construction Cost
@ Schematic Design**

\$106,669,882

**Est. Construction Cost
@ Design Development**

\$106,266,932

Difference

(\$402,950)

→ Under Budget!

ADD #1 - 2nd Softball Field

\$0

**ADD #2 - On-Site Renewable
Solar Energy (PV's)**

\$4,349,893

// The latest cost estimates reflect that the project is currently **on budget**

// Including ADD #1 within the base project construction cost results in a reduction of approx. **\$499,219** in topsoil costs currently included in the construction cost estimate

ADD #1 Cost (minus)	\$ 654,187
Net increase to est. const. cost by including ADD #1 now	- \$ 154,968
Delta	\$ 499,219

// ADD #2 is estimated as if Whitman elects to own the renewable energy system (vs. participating in a P.P.A.)

This shall be a topic in later SBC meetings



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 DD 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>	
(#167) Remove rooftop equipment enclosure structural steel supports	(-) \$26,000
(#206) Remove 8'-high louvered roof screen panels	(-) \$83,500
(#422) Remove folding fire door from floor 3	(-) \$24,000
(#502) Reduce number of phenolic lockers from 810 to 710	(-) \$45,000
(#1126) Reduce the size of (13) 86" interactive displays to 75"	(-) \$36,500
(#210) Reduce boulders by 50%	(-) \$7,000
(#210) Reduce plantings by 10%	(-) \$ N/A
<i>Category 2 - Program/Operation/Maintenance Potentially Affected</i>	
(#185) Remove rooftop planters	(-) \$20,000
(#190) Remove railing at rooftop patio	(-) \$23,500
(#191) Remove gate at rooftop patio	(-) \$3,500
(#302) Remove pavers at rooftop patio	(-) \$63,000
(#305) Remove shade structure at rooftop patio	(-) \$31,500
(#379) Replace operable glass wall in Media Center with stationary SF	(-) \$22,500
(#80) Replace granite curbing with concrete curbing	(-) \$ N/A
(#92) Replace 50% of concrete sidewalks with asphalt	(-) \$ N/A
Eliminate natural path around outfield at softball fields	(-) \$ N/A
Reduce site amenities by 10%	(-) \$ N/A
<i>Category 3 - Program/Operation/Maintenance Affected</i>	
(#1179) Remove CCTV cameras at parking lots	(-) \$35,000
Add cellular service inside the building	(+) \$125,000
Total Recommended Savings	\$0

Design Development Approval & Next Steps



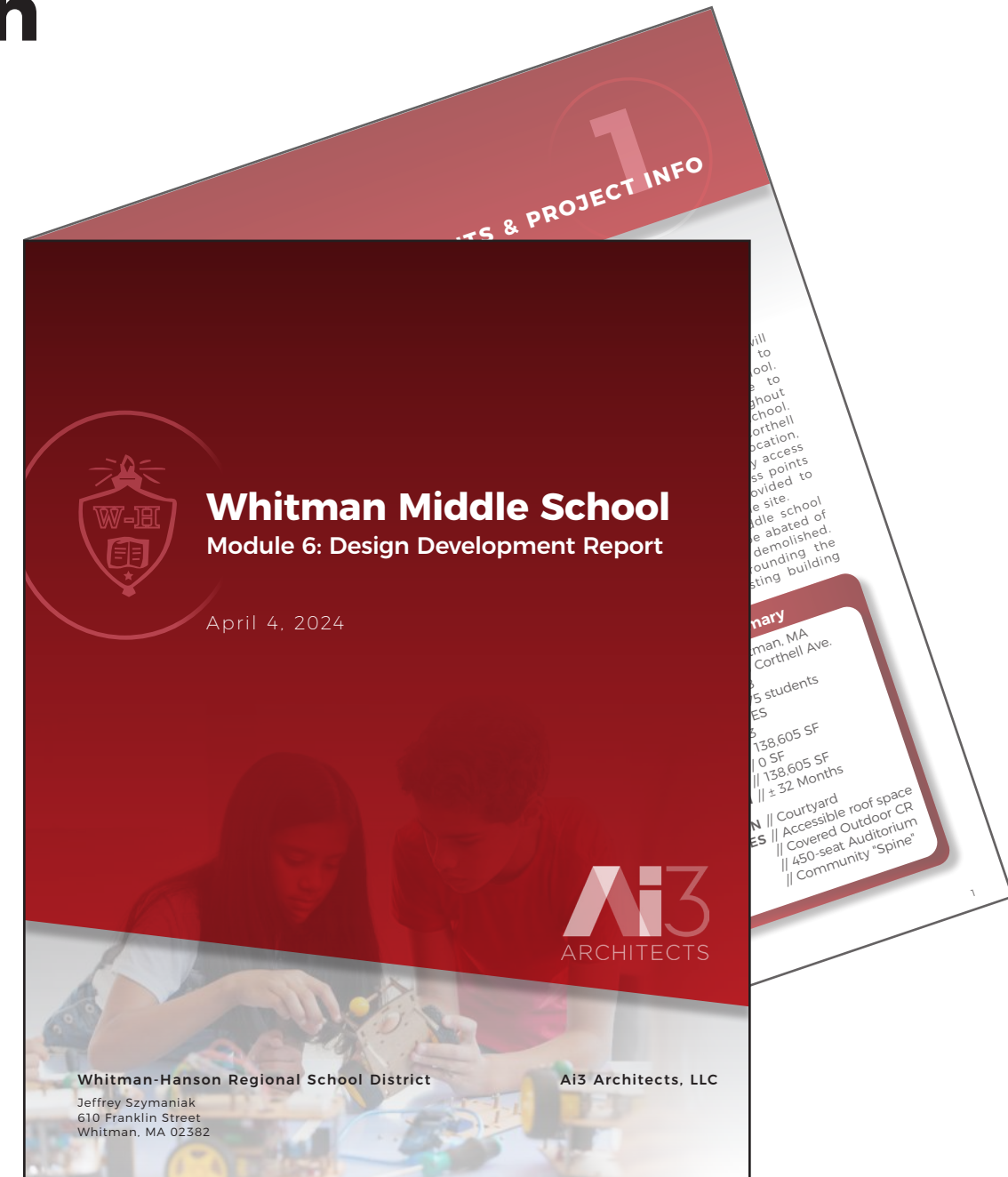
Design Development Submission

Module 6 Approval for Submission to the MSBA

THURSDAY
APR 04, 2024
Due to MSBA

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

VOTE to approve and authorize the
Owner's Project Manager to submit
the Design Development Report
and Documents to the MSBA for
consideration





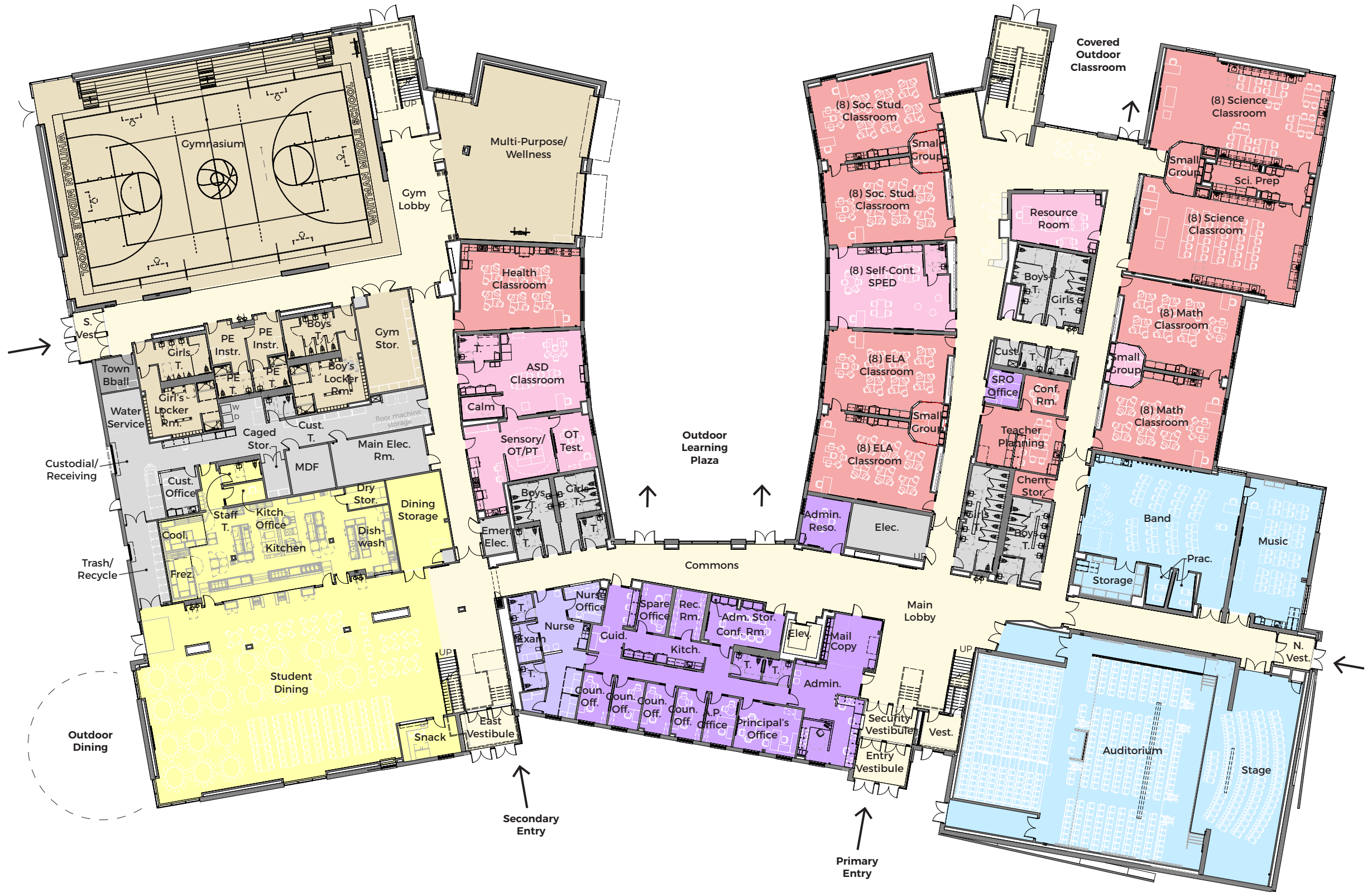
Questions?

Thank you

www.wmsproject.org



Floor 1 For Reference



Floor 2
For Reference



Floor 3
For Reference

