

The Whitman Middle School Project

School Building Committee // July 23, 2024

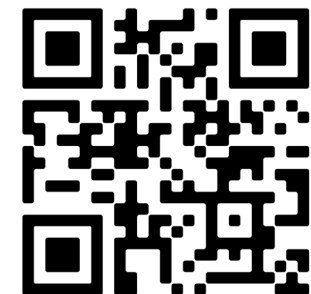


Agenda

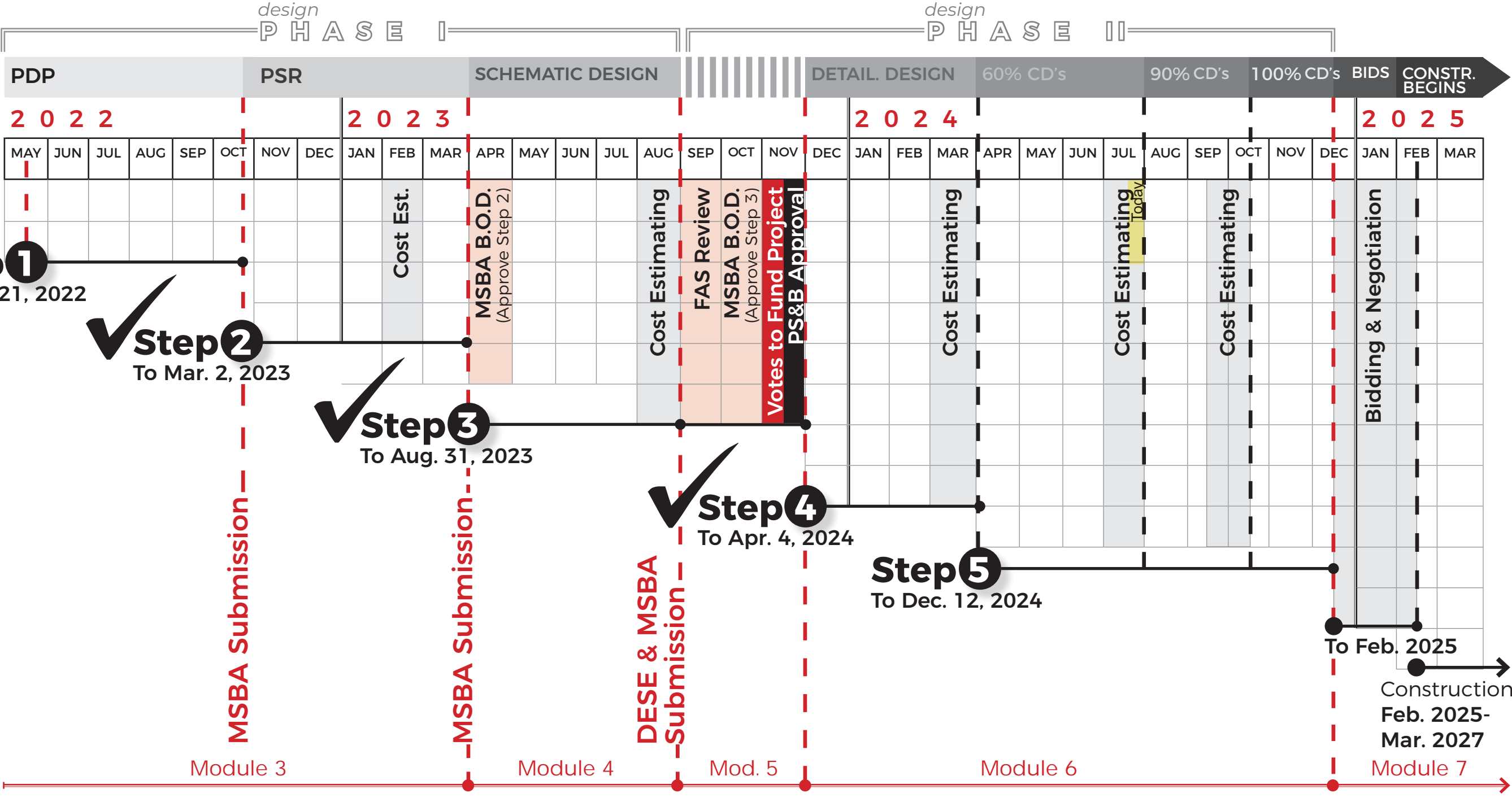
- // Schedule Overview
- // Design Update
- // 60% Construction Documents Cost Estimates
- // 60% Construction Documents Approval & Next Steps

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Whitman Middle School
Project Website

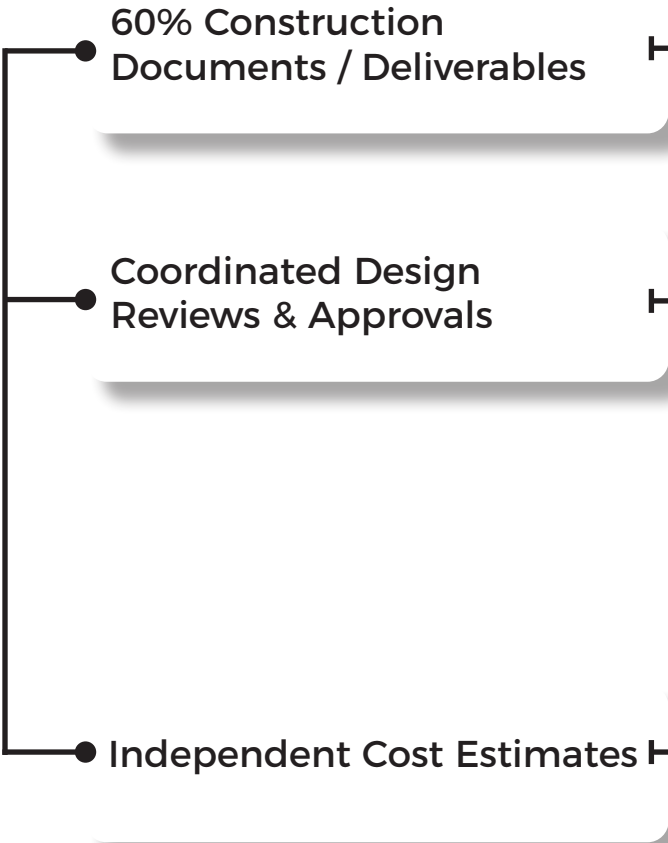


WMS Project Schedule Overview



Step 5 Construction Documents Submission

60% CDs Apr. - Aug. 2024



	60% CDs				90% CDs	
	APR	MAY	JUN	JUL	AUG	SEP
✓ 60% Construction Documents (CDs)						
✓ Architectural Documents						
✓ Site/Landscape Documents						
✓ Engineering & Consultant Documents						
✓ 60% CDs Project Manual & Proprietary Items						
✓ 60% CDs Narratives & Calculations						
✓ 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						
✓ 60% CDs for Cost Estimating						
✓ Designer's Construction Cost Estimate						
✓ OPM Construction Cost Estimate						
✓ Reconciliation & Comparative Analysis						
✓ Value Engineering						

2024 Notable Dates (Proposed):

July 23 // Building Committee

Aug. 01 // MSBA CD Submission

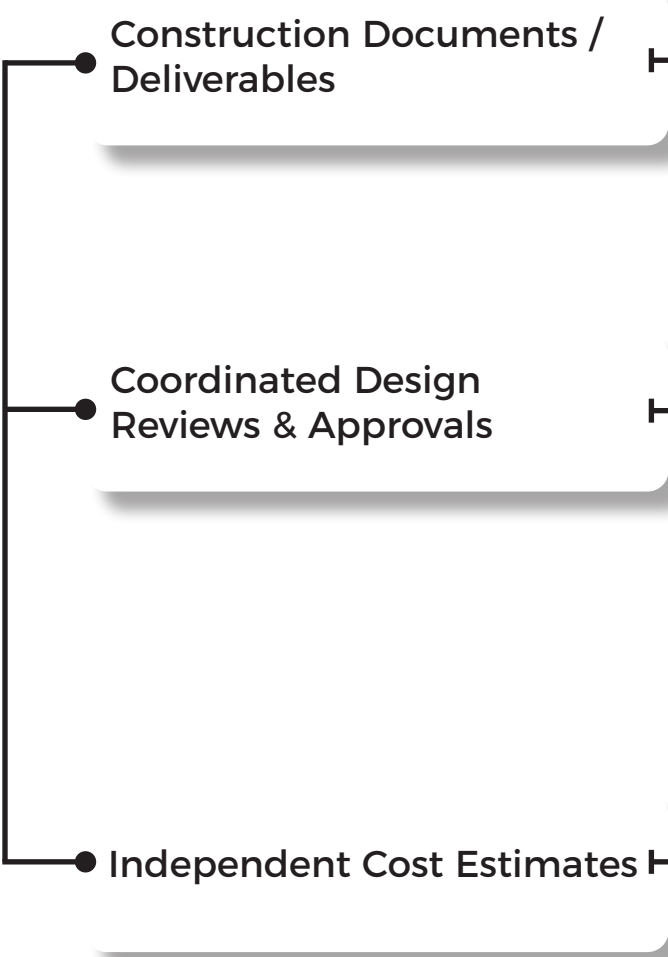
Aug. ?? // Building Committee

Today (Jul. 23) ● Aug. 1 60% CDs

- Completed
- Initiated
- Pending

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								

MSBA Submission -

Oct. 24 90% CDs

Dec. 12 100% CDs

2024 Notable Dates (Proposed):

- Sep. ?? // Building Committee
- Sep. 10 // Early Package Received
- Oct. 01 // Early Package Released
- Oct. ?? // Building Committee
- Oct. 24 // MSBA CD Submission

- Completed
- Initiated
- Pending

Design Update



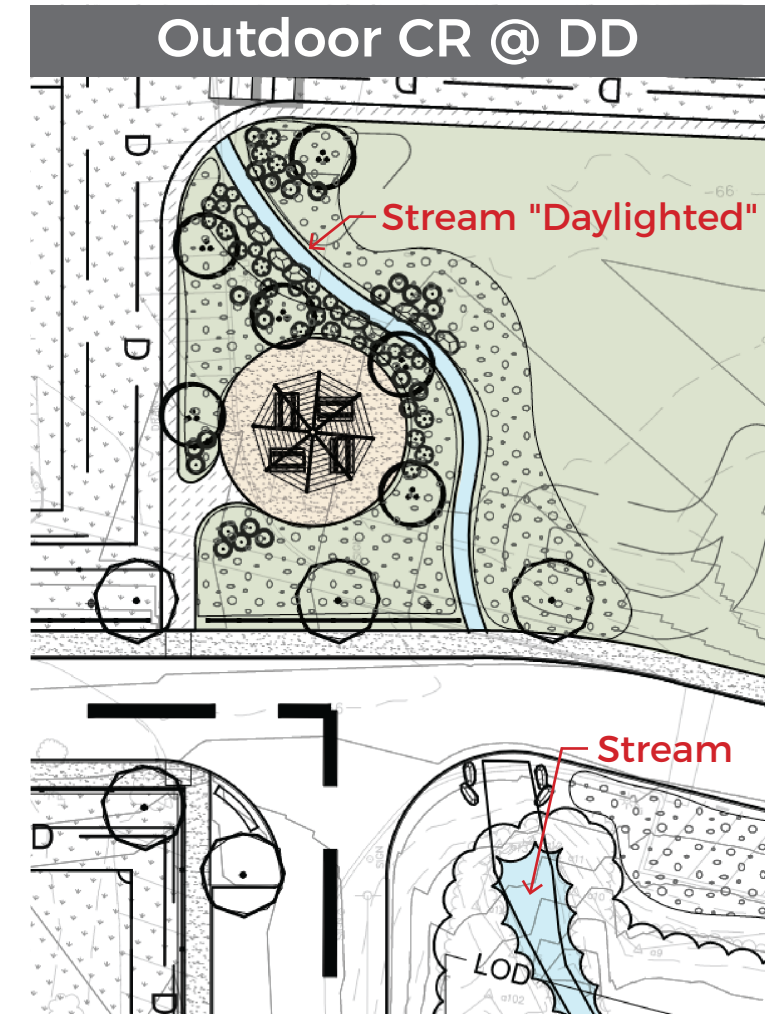
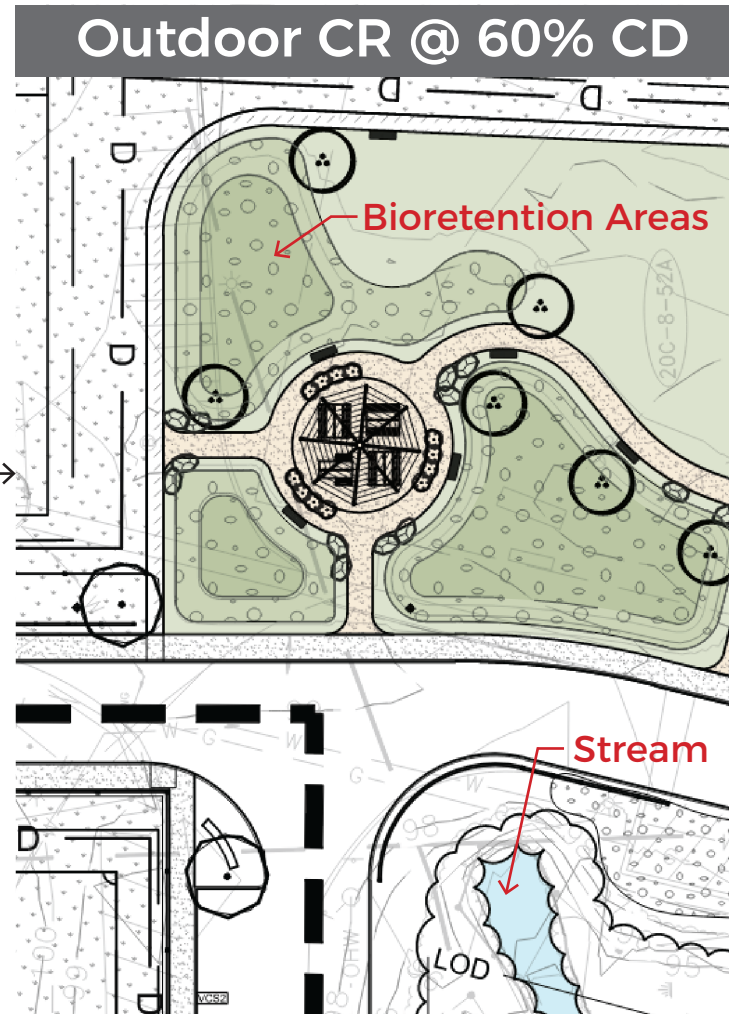
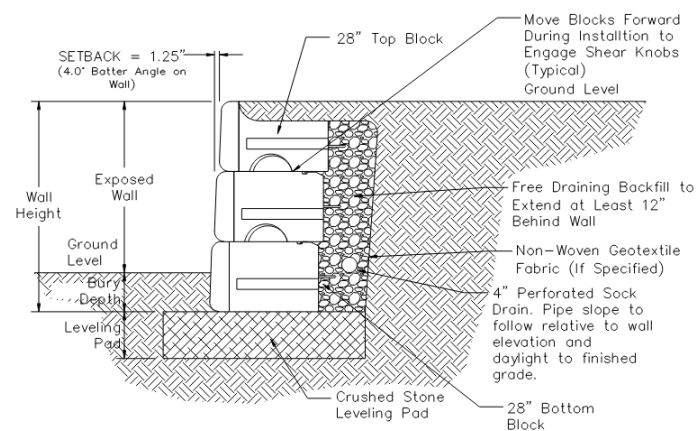
Design Updates Since DD

Included in the 60% Construction Documents

LANDSCAPE

// The stream will no longer be "daylighted" due to the depth required to uncover it, but bioretention areas will provide a safer solution and support on-site rainwater management

// Low (1'-3') retaining wall between the rear emergency access drive and wetlands due to grade drop into wetlands



60% Construction Documents Cost Estimates



NEW Cost Estimates @ 60% Construction Documents

Total Project Cost & Phases Compared

Est. Total Project Budget

Established November 2023

\$135,289,672

// The latest cost estimates completed in July 2024 reflect that the project is currently on budget

**Est. Construction Cost
@ Schematic Design**

\$106,669,882

**Est. Construction Cost
@ 60% Construction Docs**

\$104,492,321

Difference

(\$2,177,561)

➔ Under Budget!

**ADD #1 - On-Site Renewable
Solar Energy (PV's)**

\$4,565,074

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 60% 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*
Category 1 - Program/Operation/Maintenance Minimally Affected	
(#218) Reduce plantings by 10%	(-) \$ N/A
(#227) Reduce boulders by 50%	(-) \$9,000
(#1154) Reduce the size of (62) 75" interactive displays to 65"	(-) \$36,500
Category 2 - Program/Operation/Maintenance Potentially Affected	
(#190) Remove rooftop planters (44 lf)	(-) \$22,000
(#194) Remove railing at rooftop patio (34 lf)	(-) \$13,600
(#195) Remove gate at rooftop patio	(-) \$3,500
(#211) Remove exterior chalkboard (70 sf)	(-) \$8,400
(#267) Replace storefront door 236A-01 to roof patio w/ window	(-) \$6,800
(#306) Remove concrete walkway pads	(-) \$60,000
(#308) Remove pavers at rooftop patio	(-) \$71,400
(#311) Remove prefab shade trellis at rooftop patio	(-) \$52,500
(#391) Replace folding partition in Multi-purpose with double door	(-) \$25,000
(#392) Replace operable glass wall in Media Center with stationary SF	(-) \$22,500
(#450) Remove all metal truss hangers in Science & Art	(-) \$70,000
(#85) Replace granite curbing with concrete curbing	(-) \$ N/A
(#97) 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
Category 3 - Program/Operation/Maintenance Affected	
(#1264) Remove CCTV cameras at parking lots	(-) \$43,700
Total Recommended Savings	\$0

60% Construction Documents Approval & Next Steps



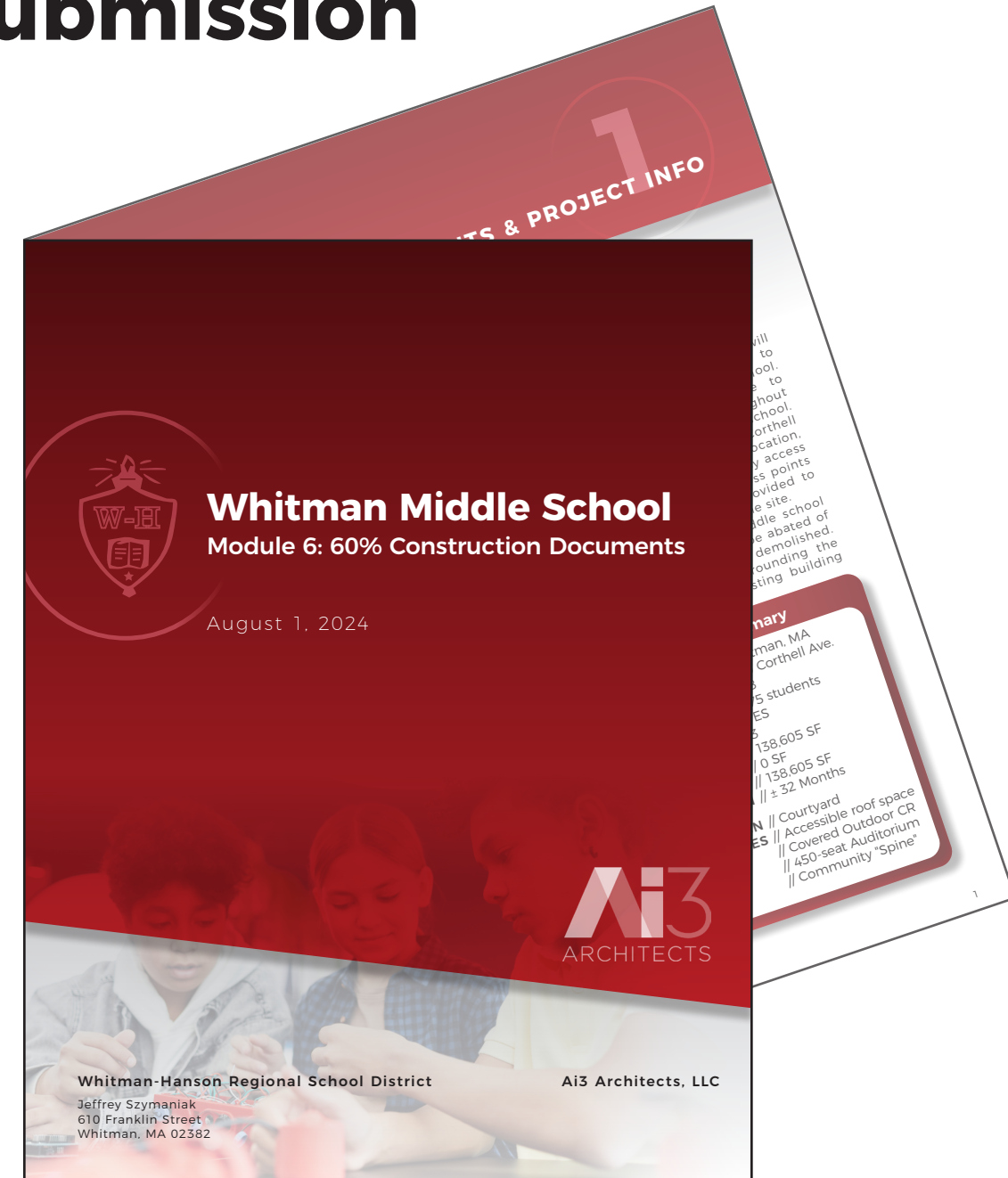
60% Construction Documents Submission

Module 6 Approval for Submission to the MSBA

THURSDAY
AUG 01, 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 60% Construction Documents
Report and Documents to the MSBA
for consideration





Questions?

Thank you

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