

Massachusetts School Building Authority

Deborah B. Goldberg, State Treasurer and Receiver-General

James MacDonald
Chief Executive Officer

Chairperson

John K. McCarthy
Executive Director



MSBA Contractor Roundtable



Agenda overview

- MSBA Capital Pipeline
 - New Business
 - 2018 Bid Schedule
- School Construction Costs
 - Website Information
 - Status of CMR Meetings
 - Construction Cost Cap
- Discussion
 - MSBA Post – Occupancy Pilot
 - Upcoming Meeting's



Forecasting School Construction Opportunities

MSBA Board Meeting Agenda

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Massachusetts School Building Authority

Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

- About Us >
 - About Us (Home Page)
 - Meet Our Senior Staff
 - About The Treasurer & Receiver General
 - From the Executive Director
 - Board of Directors
 - Board Meetings
 - Facilities Assessment Subcommittee
 - Administration, Operations, and Finance Subcommittee
 - Careers at the MSBA
 - Working with the MSBA/ Procurement
 - Advisory Board
- Working With Us >
 - Designer Selection Panel
 - MSBA Roundtables
 - Owner's Project Manager Roundtable
 - Designer Roundtable
 - Contractor Roundtable
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 - Directions
 - Parking
 - Calendar
- Building With Us >
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- Our Programs & Initiatives
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- News & Events
- Public Records Requests



* MSBA APPLICATIONS

- :: Enrollment Projection
- :: Maintenance and Capital Planning
- :: OPM Report
- :: Pro-Pay Reimbursements

* YOUR STATEMENT OF INTEREST

Information from 2017 Board Meetings:

- [October 25, 2017 Board Meeting Information](#)
- [August 23, 2017 Board Meeting Information](#)
- [June 28, 2017 Board Meeting Information](#)
- [May 12, 2017 Board Meeting Information](#)
- [February 15, 2017 Board Meeting Information](#)

*2017 Board of Directors Meeting Schedule 10:00 - 12:00PM

February						
Su	Mo	Tu	We	Th	Fr	Sa
12	13	14	15	16	17	18

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Board Meetings

The MSBA Board of Directors meets every other month starting in January. All meetings will take place in the MSBA Board Room, on the fifth floor of 40 Broad Street unless otherwise noted below.

The next meeting of the MSBA Board of Directors will be:

- **Wednesday, December 13, 2017**
- 10:00 AM - 12:00 PM

View the schedule for:

- [2018 MSBA Board Meetings](#)
- *Please note that this schedule is subject to change. The MSBA advises interested attendees to check back here or contact us to confirm the date of a specific meeting.
- [2017 Submittal dates for Board Meetings](#)



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Long Term Look Ahead

- About Us ▾
- Working With Us ▾
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- 
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February 15, 2017 Board Meeting Information

- [Board Meeting PowerPoint Presentation](#)
- [Board Meeting Press Releases](#)

- Project Removal from Accelerated Repair Program

District	School	Invitation Date
Quabog Regional School District	Quabog Regional Middle/High School	July 20, 2016

- [Invitation to Eligibility Period, 2016 Core Program SGI Applicants](#)

District	School
Acton-Boxborough Regional School District	CT Douglas Elementary School
Braintree	South Middle School
Bridgewater-Raynham Regional School District	George H. Mitchell Elementary School
Easton	Center School
Fitchburg	Crocker Elementary School
Gardner	Waterford Street Elementary School
Gloucester	East Gloucester Elementary School
Lawrence	Oliver Partnership School
Leicester	Leicester Middle School
Millbury	Raymond E. Shaw Elementary School
Nauset Regional School District	Nauset Regional High School
Orange	Dexter Park School
Rockland	Jefferson Elementary School
Sharon	Sharon High School
Springfield	William N. Deberry School
Westborough	Arnie E. Fales Elementary School
Worcester	Doherty Memorial High School

- [Invitation to Feasibility Study](#)

District	School
Arlington	Arlington High School
Frammingham	Fuller Middle School
Marblehead	Elbridge Gerry Elementary School
Shrewsbury	Beal Early Childhood Center
Springfield	Brightwood Elementary School
Tewksbury	Louise Davy Trahan Elementary School
Wareham	Minot Forest Elementary School

Exhibit B

Invitation to Feasibility Study

District	School	Age of Existing Building	Grade Configuration(s)	Agreed Upon Enrollment(s)	Existing Square Footage
Arlington	Arlington High School	1913	*9-12	**1,755	378,620
Frammingham	Fuller Middle School	1958	*5-8	**630	198,000
Marblehead	Elbridge Gerry Elementary School	1906	**1-3 (combined Gerry and Coffin Elementary Schools) **1-3 (combined Gerry, Coffin, and Beal Upper Elementary Schools)	**180 **400	17,000
Shrewsbury	Beal Early Childhood Center	1922	*1-1 (current configuration) **1-4	**750 **790	32,100
Springfield	Brightwood Elementary School	1898	*1-5	**395	55,473
Tewksbury	Louise Davy Trahan Elementary School	1952	**3-4 (current configuration) **3-4 (District-wide) **2-4 (District-wide)	**265 **525 **790	40,000
Wareham	Minot Forest Elementary School	1990	**3-4 (current configuration) **1-4	**405 **1,020	94,800

*Agreed Upon Enrollment between the District and MSBA

**Agreed Upon Study Enrollments and Grade Configurations between the District and MSBA





Nearer Term Forecast

- Recommendation for Preferred Schematic Design

District	School	Scope	Estimated Total Construction	Estimated Total Project Costs
Blue Hills Regional School District	Blue Hills Regional Technical School	Limited Repair	\$71,665,900	\$86,460,000
Braintree	East Middle School	Add/Reno	\$67,869,363	\$83,143,498
Cape Cod Regional Vocational Technical School District	Cape Cod Regional Technical High School	New	\$113,131,000	\$141,414,000
Ipswich	Winthrop Elementary School	New	\$8,214,497	\$66,687,466
Lexington	Marie Hastings Elementary School	New	\$6,737,630	\$61,737,630
Saugus	Saugus School	New	\$160,860,953	
Triton Regional School District	Pine Grove Elementary School	Limited Repair	\$34,003,758	
Westport	Westport Middle School	New	\$95,230,390	
Totals			\$729,537,695	

- Discussion on City of Somerville Poverty Factor
- Invitation to Project Scope and Budget - Estimated Maximum Total Facilities Grant \$216,807,595

District	School	Scope	Total Project Budget	Estimated Maximum Total Facilities Grant
Lynn	Pickering School	New	\$83,661,513	\$41,758,421
	West Lynn Middle School	New	\$104,590,019	\$55,342,186
Somerville	Somerville High School	Add/Reno	\$255,982,704	\$119,706,988
Totals			\$444,234,236	\$216,807,595

District: Cape Cod Regional Vocational Technical School District
 School Name: Cape Cod Regional Technical High School
 Recommended Category: Preferred Schematic
 Date: February 8, 2017

Recommendation

That the Executive Director be authorized to approve the Cape Cod Regional Vocational Technical School District's request to Fund Facilities Study and proceed into Schematic Design.

MSBA Board Votes	
Invitation to Eligibility Period	January 14, 2015
Invitation to Feasibility Study	September 30, 2015
Preferred Schematic Authorization	On February 15, 2017 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on August 23, 2017
Feasibility Study Reimbursement Rate (Incentives points are not applicable)	42.20%

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Consultants	
Owner's Project Manager (the "OPM")	Colliers International
Designer	Drummeys Rosane Anderson, Inc.



Short Term Forecast

- Invitation to Project Scope and Budget - Estimated Maximum Total Facilities Grants of \$216,807,595

District	School	Scope	Total Project Budget	Estimated Maximum Total Facilities Grant
Lynn	Pickering School	New	\$83,661,513	\$41,758,421
	West Lynn Middle School	New	\$104,590,019	\$55,342,186
Somerville	Somerville High School	Add/Reno	\$255,982,704	\$119,706,988
Totals			\$444,234,236	\$216,807,595

New Pickering Middle School:

The District has provided a Total Project Budget of \$83,661,513 for the New Pickering Middle School, which includes an estimated construction cost of \$66,693,697 (\$508/sq. ft.). The Estimated Basis of Total Facilities Grant is \$52,198,026, which excludes site costs in excess of 8% of total building cost, construction in excess of \$312/sq. ft., costs associated with mailing and moving, costs associated with construction square footage, costs associated with land and property acquisition, and owner's and construction contingency costs.

New Pickering Middle School Project Scope and Budget Agreement	
Enrollment: 652	District's Proposed Project Budget
Proposed Total Square Feet: 131,295	\$70,306,022
Project Budget:	



MSBA Estimated Bid Schedule

2018 ESTIMATED BID DATES

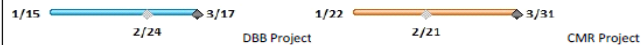
Note bid dates are Estimates ONLY. Please contact Districts for exact information.

Total Project Budget denotes total District costs and does not denote the basis of the MSBA Total Facilities Grant.

District	Enrollment	Project Budget	Start	Finish	Construct Budget	Notes	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18
Minuteman Reg. School District	628	\$ 144.9	Mon 11/20/17	Mon 2/5/18	\$ 119.2	GMP targeted: February 2018		11/20			2/5										
Newton	480	\$ 49.0	Wed 11/29/17	Thu 2/8/18	\$ 36.2	GMP targeted: February 2018		11/29			2/8										
Millis	515	\$ 52.8	Tue 1/9/18	Wed 3/28/18	\$ 42.6	GMP targeted: March 2018				1/9			3/28								
Triton	415	\$ 39.0	Thu 2/1/18	Wed 3/28/18	\$ 30.2	GMP targeted: March 2018					2/1		3/28								
Blue Hills Regional Voc Tech	900	\$ 84.9	Fri 3/30/18	Fri 9/14/18	\$ 70.5	GMP targeted: September 2018						3/30									9/14
Somerville	1590	\$ 256.0	Thu 4/19/18	Wed 6/27/18	\$ 199.0	GMP targeted: June 2018							4/19								6/27
Braintree	1180	\$ 83.5	Tue 5/1/18	Wed 6/27/18	\$ 67.7	GMP targeted: June 2018							5/1								6/27
Saugus	1360	\$ 160.7	Mon 6/4/18	Wed 6/27/18	\$ 127.7	GMP targeted: June 2018									5/30						6/27
Cape Cod Regional Tech	650	\$ 128.1	Mon 10/1/18	Fri 11/30/18	\$ 104.2	NTP targeted: November 2018													10/1		11/30
Middleborough	720	\$ 103.5	Thu 10/11/18	Wed 11/21/18	\$ 82.8	NTP targeted: November 2018													10/11		11/21
Total	8438	\$ 1,102.2			\$ 880.2																11/7

Note: Budget values are in millions.

The project start date represents the Filed-Sub bid solicitation date, gray diamond Filed-Sub bid date, and the black diamond GC Bids / GMP Execution.





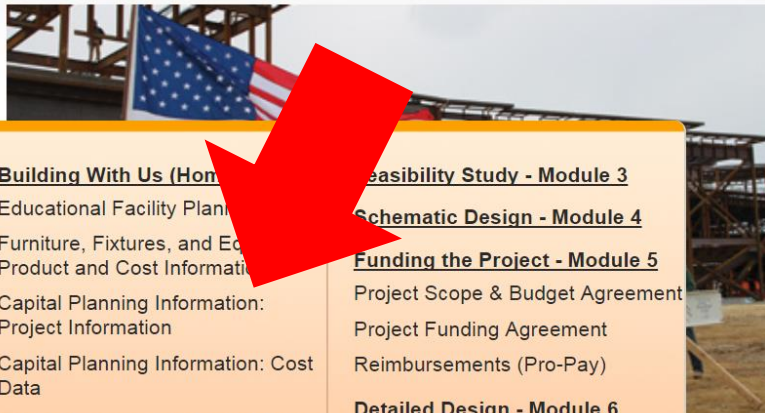
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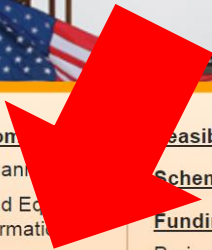
- Citizens
- Investors
- Legislators
- Districts
- Press
- Construction



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- Building With Us (Home)**
- Feasibility Study - Module 3**
- Schematic Design - Module 4**
- Funding the Project - Module 5**
- Detailed Design - Module 6**
- Construction - Module 7**





Our Mission: Partner with Massachusetts communities to support the design and construction of educationally-appropriate, flexible, sustainable, and cost-effective public school facilities.



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-  **YOUR STATEMENT**

Capital Planning Data & Information: Project Information

The MSBA has prepared the following information to gauge and track the progress of SOIs that have been invited into the MSBA's Capital Pipeline:

Project Information:

Capital Planning Overview Report

[Capital Planning Project Overview Report](#) [PDF] The Project Overview Report presents status and recent activity associated with obtaining local vote authorizations, design enrollment information, and selection of an Owner's Project Manager (OPM), Designer, and Commissioning Consultant for each project in the MSBA's Capital Pipeline. The Master District Status List and the Construction Status Report are attached to the Project Overview Report. These documents were last updated for the October 25, 2017 Board Meeting.

Capital Pipeline Status Chart

[Capital Pipeline Status Chart](#) [PDF] The Capital Pipeline Status Chart provides the status of SOIs categorized in the MSBA's Capital Pipeline, as reported following the October 25, 2017 Board of Directors meeting.

Estimated Bid Schedule

[Estimated Bid Schedule](#) [PDF] This schedule provides information regarding completed and upcoming bid packages for 2017 and 2018. The information contained in the chart was updated for the October 25, 2017 Board Meeting. The dates included in the chart are estimates only and reviewers should contact the District for the most current information.

Consultant/Contractor Status Report

[Consultant/Contractor Status](#) [PDF] This chart provides information regarding the District,

Building With Us (Home Page)

- ▶ Educational Facility Planning
- ▶ Furniture, Fixtures, and Equipment Product and Cost Information
- ▶ Capital Planning Information: Project Information
- ▶ Capital Planning Information: Cost Data
- ▶ Board Meetings & Submittal Dates



Post-Occupancy Pilot Program

Defining MSBA's Post-Occupancy Mission:

“To visit some number of MSBA-funded Core Program projects which have been in operation for a minimum number of years to observe that buildings are functioning and performing as designed”.

Who?

When?

What?

How?

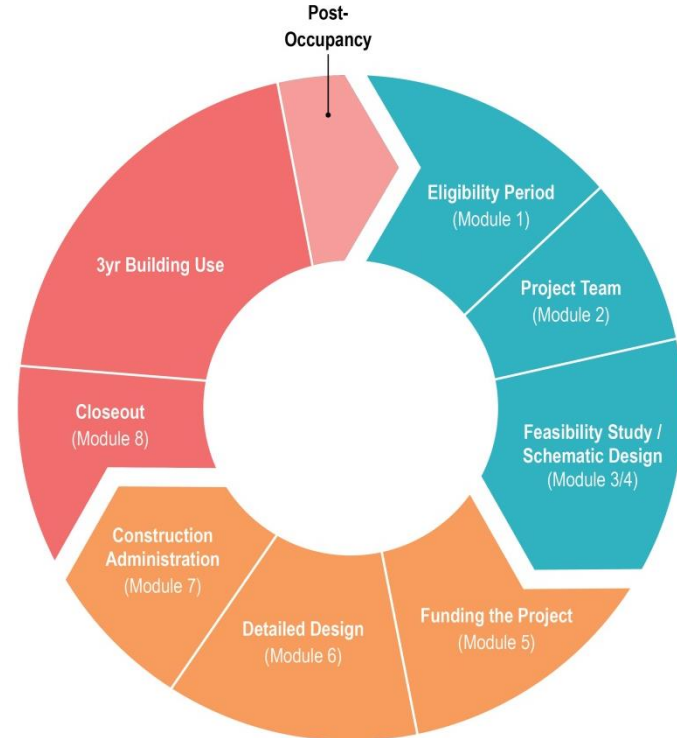


Post-Occupancy Pilot Program

Life-cycle of an MSBA Core Program Project

When/where does Post-Occupancy fit within the MSBA process?

- Serves as an appropriate follow-up
- Buildings are lived-in
- Experienced several seasons





Post-Occupancy Pilot Program

Main Areas of Focus: (What information will be collected?)

- General Information, incl. Enrollment
- Building Interior & Exterior
- Facility Operation & Performance
- Program
 - Are spaces being utilized as designed and programmed?
 - Number and use of classrooms, use of breakout spaces, maker-spaces, computer labs, etc.
 - Have spaces been re-purposed?;
 - Does the special education layout align with the approved?;



Post-Occupancy Pilot Program

How will the Information Collected?:

- District Interviews with Site/
Building Walk-throughs
- Rely on Existing Information
- Create Eventual Reports
- Collection Tool: Web-based Application



Post-Occupancy Pilot Program

Web-based Application Collection Tool

GENERAL INFORMATION	SITE & CIRCULATION	BUILDING EXTERIOR	BUILDING INTERIOR	BUILDING SYSTEMS
BUILDING SYSTEMS				
<i>Notes/Observations</i>				
Technology	Is the District satisfied with the overall buildings technology?	O Yes	O No	<input type="text"/>
	Is the District satisfied with the technology in areas of instruction?	O Yes	O No	<input type="text"/>
Lighting	Is the District satisfied with the lighting as designed?	O Yes	O No	<input type="text"/>
MEP/FP	Is the District satisfied with the mechanical, electrical, plumbing and fire protection systems as designed?	O Yes	O No	<input type="text"/>
Air Quality	Is the District satisfied with the air quality throughout the building?	O Yes	O No	<input type="text"/>
Thermal Comfort	Is the District satisfied with the thermal comfort throughout the building?	O Yes	O No	<input type="text"/>
BUILDING MAINTENANCE - SYSTEMS				
<i>Notes/Observations</i>				
Systems	Does the District have general/ routine maintenance practices?	O Yes	O No	<input type="text"/>
	Describe the District's general/ routine maintenance practices.			<input type="text"/>
	Does the District provide training to staff for all systems?	O Yes	O No	<input type="text"/>
	Is retraining available to staff?	O Yes	O No	<input type="text"/>
	Is equipment still under warranty?	O Yes	O No	<input type="text"/>
	Describe how staff responds to repairs or malfunction of equipment.			<input type="text"/>

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Post-Occupancy Pilot Program

Timing of MSBA's Post-Occupancy Pilot:

- ✓ End of FY17 (April-June):
 - ✓ Executive, Senior Staff, and FAS Review/Feedback
 - ✓ MSBA Board recommendation and consultant support consideration
- ✓ First Quarter of FY18 (July-Sept):
 - ✓ Work with IT to develop software/database and application collection tool
 - ✓ Identify 5-10 schools for potential Pilot
- Second Quarter of FY18 (Oct-Dec):
 - Perform Pilot Phase for approx. (2) schools
 - Compile info and make adjustments
- Second Half of FY18 (Jan-Jun):
 - Continue to Perform Post-Occupancy visits for up to 10 schools



Post-Occupancy Pilot Program

Discussion

- End-user Feedback for Recently Completed Schools
- Challenges Contractors Face during Building Completion and Turnover
- Addressing Start-up Issues, First-year Returns, and Beyond
- Other Suggestions



Meeting Conclusion

- Upcoming Meeting
 - Commissioning
- Questions?
 - Patrick.deangelo@massschoolbuildings.org