



SOUTH ELEMENTARY SCHOOL BUILDING COMMITTEE

To: Town Meeting Members

From: T.J. Recupero, Chairman

Date: April 24, 2023

Subject: Informational Insert for Article 67 in the Town Meeting Warrant

Attached is an update to the supporting information provided for Article 67, published in pages 631-635 of the Annual Town Meeting Warrant. The only change is to the **Total Module 3 Design Costs (PDP, PSR & SD)** at the top of the second page (p. 632), amending the total costs from \$750,000 to \$1,000,000 to reflect the amount proposed for supplemental funding in Article 67.

South Elementary School Building Project MEMO

Additional Appropriation Required for Module 3

February 8, 2023

The OPM & Design Team scope of work includes a broad range of tasks and consultants involved including (but not limited to) Educational Planning, Cost Estimator, Architects, Structural, Mechanical, Electrical, Plumbing Engineers as well as Technology and AV consultants. Based on the robust scope requirements of the MSBA Module 3 Requirements for Feasibility Study for the South Elementary School Building Project, we have identified the need for additional fund appropriation to support the tasks required for Module 3 to allow the team to provide the services required to complete the Schematic Design Phase once a preferred option is chosen. Without these services, the town could be at risk and not fully prepared for unknowns (and therefore more costs & delays) during the life of the project.

The additional services are as follows:

Re-districting:

This was not a service envisioned in the original appropriation from the town. All redistricting Cropper GIS is considered additional to the base fee and the services will be broken into two phases. The first portion, started in the feasibility phase, is for data gathering and other information that should help inform the SC decision on the broad decision on consolidation. The second portion, for the SD phase, would provide options and impacts of specific district configurations along with a public web-face communication tool.

Survey:

The base fee includes utilizing MASS GIS services and information from the Town.

The additional fee includes taking existing GIS information and incorporating it into the concepts needed to facilitate the final preferred concept and layout. We would need a much more detailed survey for the SD phase to provide a thorough assessment of the proposed site and take the appropriate steps for the design. The team will need a recent and accurate survey, especially with the proposed site options. Multiple proposals will be required, and current anticipated maximum is \$85k for the site survey.

Due to the known topography of the site, the earlier this survey can be completed, the better. Our team would advise having this completed as early as possible after the appropriation.

Geotech:

The base fee includes one day of test pits and borings; the additional fee includes an additional day of borings and analysis to help position the new building on a site as part of the preferred concept phase. For the SD phase, there would be a need to have much more detailed geotechnical analysis in order to better design the foundations and utilities for the building as well as provide much more accurate costs on soils disposal and management. This is a critical step to have completed early in the project to ensure the project starts off with the building in the correct location on site.

This study can be completed Summer 2023.

Traffic:

The base fee does not include any traffic analysis. The additional fee includes traffic observations for the Park St. site but does not include any traffic counts or design related to traffic control. The preferred site for new construction is on a MassDOT regulated route and the anticipated range for these services is from \$20,000 to \$45,000. This study can be completed as part of the early Schematic Design phase to ensure that the design recognizes and addressed potential traffic concerns.

Hazardous Material Abatement:

The design team has planned to use the existing 2018 AHERA report which the school has filed for the South St. school as part of the base contract services. This is sufficient for the very broad-based concept budgeting we need for feasibility. However, depending on the plan for that school under the preferred concept, demolishing or renovating the existing school would require additional services. This study can be completed Summer 2023 and the scope will be defined at that time.



Cost Breakdown

OPM Costs Base Fee (PDP, PSR, & SD)	\$250,000
Current Appropriated Design Team Base Fee (PDP, PSR, & SD)	\$500,000
Redistricting Assessment & Study	\$25,000-\$30,000
Survey	\$70,000-\$85,000
Geotechnical Investigation and Report	\$30,000-\$40,000
Traffic Study	\$30,000-\$45,000
Hazardous Material Abatement	\$15,000-\$20,000
Subtotal Appropriation Value	\$220,000
Contingency (recommended 10%-14%)	\$22,000-\$30,000
Total Appropriation Costs Needed	\$250,000

Total Module 3 Design Costs (Base + New Appropriation)	\$1,000,000
---	--------------------

Anticipated PROJECT DIRECTORY & PROJECT SCHEDULE

Key delivery dates are as follows:

- PDP Submission: April 4, 2023
 - PSR Submission: June 2023*
 - Schematic Design Submission: January 2024*
 - Special Town Meeting / Funding Appropriations: May 2024*
- * Anticipated, but subject to change as meeting dates are published by the MSBA.

Proposed Schedule for Additional Tasks Above**May 2023**

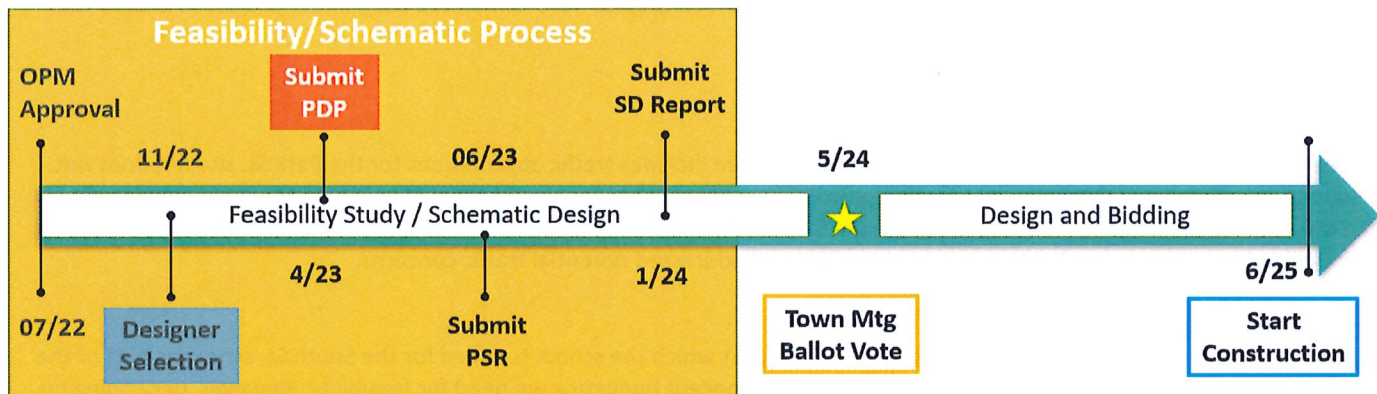
Complete Survey, Geotechnical Work

May-June 2023

Hazmat Study

September 2023

Complete Traffic Study when School is in Session



PDP: Preliminary Design Plan | PSR: Preferred Schematic Report | SD: Schematic Design Report

