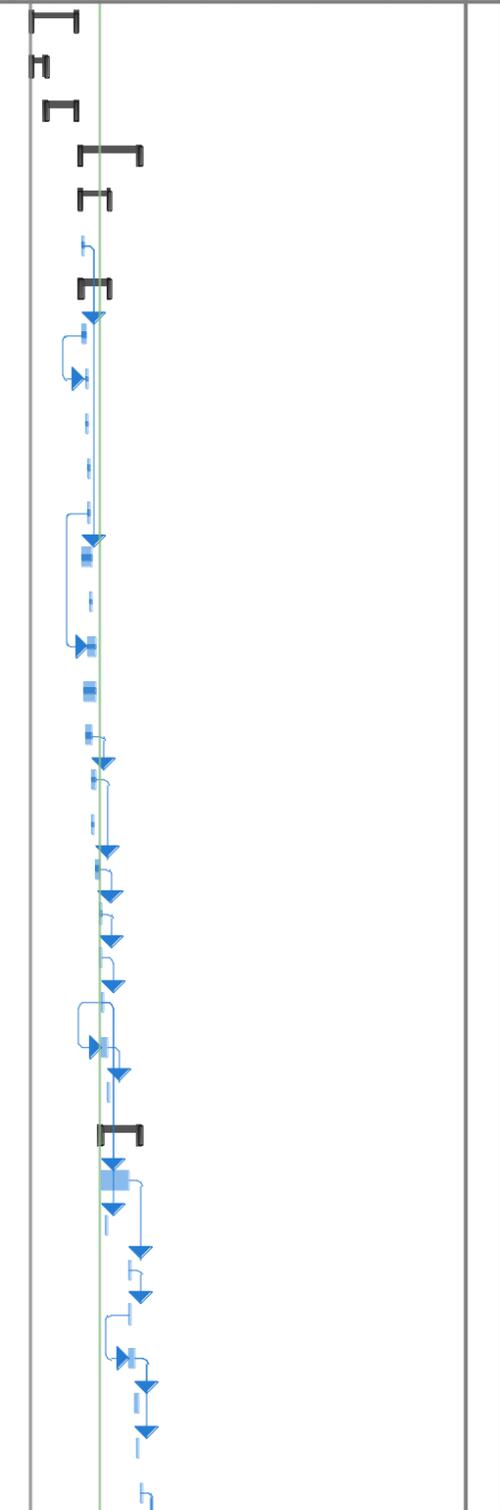


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- 1) Welcome and Approval of Minutes
- 2) Public Comment
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- 8) Adjourn

ID	Task Name	Duration	Start	Finish	% Complete	2021		2022		2023		2024		2025		2026		2027	
						H1	H2												
1	Module 2: Forming the Project Team	159 days	Mon 9/27/21	Thu 5/5/22	100%														
2	OPM Selection Process	52 days	Mon 9/27/21	Tue 12/7/21	100%														
11	Designer Selection Process	107 days	Wed 12/8/21	Thu 5/5/22	100%														
29	Module 3: Feasibility Study	206 days	Wed 5/25/22	Wed 3/8/23	50%														
30	Module 3.1: Preliminary Design Program	100 days	Wed 5/25/22	Tue 10/11/22	83%														
31	MSBA / Project Team Kick-off Meeting	1 day	Wed 5/25/22	Wed 5/25/22	100%														
32	PDP Submittal Development	99 days	Thu 5/26/22	Tue 10/11/22	83%														
33	Ed. Programming with ELPS Staff	13 days	Thu 5/26/22	Mon 6/13/22	100%														
34	Ed. Visioning Session #1	1 day	Mon 6/13/22	Mon 6/13/22	100%														
35	Community Forum #1	1 day	Wed 6/15/22	Wed 6/15/22	100%														
36	Ed. Visioning Session #2	1 day	Wed 6/22/22	Wed 6/22/22	100%														
37	Ed. Visioning Session #3	1 day	Wed 6/29/22	Wed 6/29/22	100%														
38	Develop Space Summary	37 days	Thu 5/26/22	Fri 7/15/22	100%														
39	Review Space Summary w/ Supt. And Principals	1 day	Thu 7/7/22	Thu 7/7/22	100%														
40	Draft Ed. Plan Development	23 days	Wed 6/29/22	Fri 7/29/22	100%														
41	Existing Conditions Survey	39 days	Mon 6/6/22	Thu 7/28/22	100%														
42	Options Development	20 days	Mon 6/20/22	Fri 7/15/22	100%														
43	Preliminary Evaluation of Alternatives	13 days	Mon 7/18/22	Wed 8/3/22	100%														
44	SBC Meeting- General Update	1 day	Mon 7/18/22	Mon 7/18/22	100%														
45	Cost Estimating	11 days	Thu 8/4/22	Thu 8/18/22	100%														
46	SBC Meeting- Approval of Draft PDP Report	1 day	Thu 8/25/22	Thu 8/25/22	100%														
47	Finalize PDP Submission	2 days	Fri 8/26/22	Mon 8/29/22	0%														
48	PDP Submittal to MSBA	1 day	Tue 8/30/22	Tue 8/30/22	0%														
49	MSBA Review of PDP	21 days	Tue 8/30/22	Tue 9/27/22	0%														
50	Address MSBA PDP Comments	10 days	Wed 9/28/22	Tue 10/11/22	0%														
51	Module 3.2 Preferred Schematic Report	136 days	Wed 8/31/22	Wed 3/8/23	0%														
52	PSR Submittal Development	96 days	Wed 8/31/22	Wed 1/11/23	0%														
53	Community Forum #2	1 day	Wed 9/21/22	Wed 9/21/22	0%														
54	SBC Approval of PSR	1 day	Thu 1/12/23	Thu 1/12/23	0%														
55	PSR Submittal to MSBA	1 day	Fri 1/13/23	Fri 1/13/23	0%														
56	MSBA Review of PSR	21 days	Fri 1/13/23	Fri 2/10/23	0%														
57	Address MSBA PSR Comments	10 days	Mon 2/13/23	Fri 2/24/23	0%														
58	FAS Presentation	1 day	Fri 2/17/23	Fri 2/17/23	0%														
59	MSBA Board Meeting - PSR Approval	1 day	Wed 3/8/23	Wed 3/8/23	0%														



ID	Task Name	Duration	Start	Finish	% Complete	2021		2022		2023		2024		2025		2026		2027	
						H1	H2												
60	Module 4: Schematic Design	155 days	Thu 3/9/23	Wed 10/11/23	0%														
61	SD Submittal Development	109 days	Thu 3/9/23	Tue 8/8/23	0%														
62	Submit Mass. Historic PNF	1 day	Wed 8/9/23	Wed 8/9/23	0%														
63	SD Pricing Set to Estimators	1 day	Wed 8/9/23	Wed 8/9/23	0%														
64	Cost Estimate & Reconciliation	14 days	Thu 8/10/23	Tue 8/29/23	0%														
65	Community Forum #3	1 day	Thu 8/17/23	Thu 8/17/23	0%														
66	SBC Approval of SD Submission	1 day	Wed 8/30/23	Wed 8/30/23	0%														
67	SD Submittal to MSBA	1 day	Thu 8/31/23	Thu 8/31/23	0%														
68	DESE Special Education Review/Approval	21 days	Fri 9/1/23	Fri 9/29/23	0%														
69	MSBA SD Review	1 day	Thu 8/31/23	Thu 8/31/23	0%														
70	Address SD Comments	10 days	Fri 9/1/23	Thu 9/14/23	0%														
71	FAS Review MSBA	1 day	Fri 9/15/23	Fri 9/15/23	0%														
72	MSBA Board Meeting - Project Scope & Budget PS&B Approval	1 day	Wed 10/11/23	Wed 10/11/23	0%														
73	Module 5: Funding the Project	12 days	Thu 11/2/23	Fri 11/17/23	0%														
74	District Vote to Appropriate Full Project Cost	1 day	Thu 11/2/23	Thu 11/2/23	0%														
75	Certificate of Vote Sent to the MSBA	1 day	Fri 11/3/23	Fri 11/3/23	0%														
76	PSBA sent to the MSBA	1 day	Fri 11/3/23	Fri 11/3/23	0%														
77	PSBA Executed	10 days	Mon 11/6/23	Fri 11/17/23	0%														
78	Module 6: Detailed Design	285 days	Mon 11/20/23	Fri 12/20/24	0%														
79	100% DD Development	70 days	Mon 11/20/23	Fri 2/23/24	0%														
80	Issue DD Documents to Estimators	1 day	Mon 2/26/24	Mon 2/26/24	0%														
81	Estimate DD Documents	14 days	Tue 2/27/24	Fri 3/15/24	0%														
82	Cx Agent Comments on 100% DD	10 days	Mon 2/26/24	Fri 3/8/24	0%														
83	Team Responds to Cx Agent's Comments	4 days	Mon 3/11/24	Thu 3/14/24	0%														
84	Reconcile DD Documents	1 day	Mon 3/18/24	Mon 3/18/24	0%														
85	SBC Approval of 100% DD Submission to MSBA	1 day	Tue 3/19/24	Tue 3/19/24	0%														
86	100% DD Submission to the MSBA	1 day	Wed 3/20/24	Wed 3/20/24	0%														
87	MSBA DD Review	21 days	Wed 3/20/24	Wed 4/17/24	0%														
88	Address DD Review Comments	14 days	Thu 4/18/24	Tue 5/7/24	0%														
89	CM @ Risk Procurement Process	90 days	Mon 11/20/23	Fri 3/22/24	0%														
90	Submit Application to OIG	30 days	Mon 11/20/23	Fri 12/29/23	0%														
91	Issue Ch. 149A CM @ Risk RFQ	20 days	Mon 1/1/24	Fri 1/26/24	0%														
92	Review and Qualify CM Firms	10 days	Mon 1/29/24	Fri 2/9/24	0%														

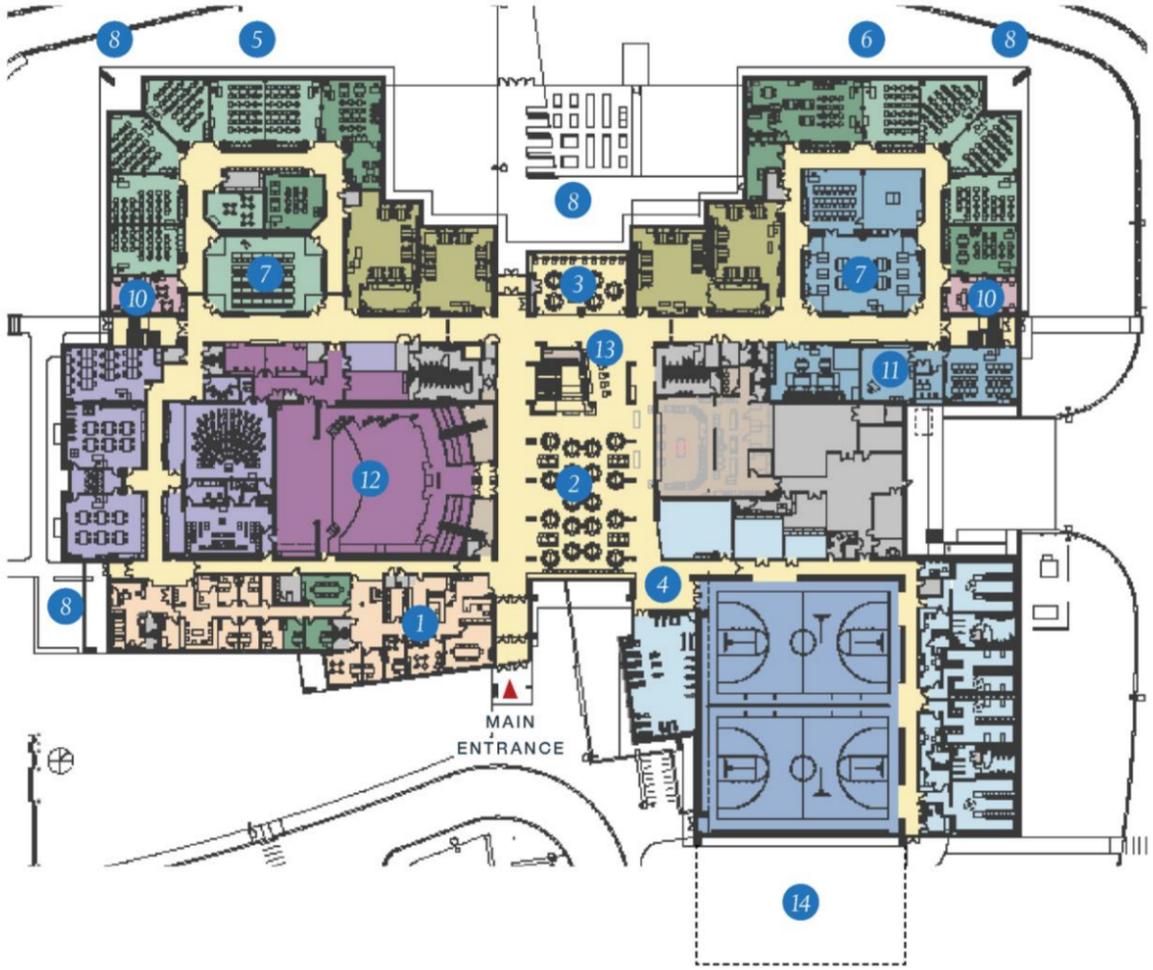
ID	Task Name	Duration	Start	Finish	% Complete	2021		2022		2023		2024		2025		2026		2027	
						H1	H2												
93	Issue C. 149A CM @ Risk RFP	20 days	Mon 2/12/24	Fri 3/8/24	0%														
94	CM Interviews	5 days	Mon 3/11/24	Fri 3/15/24	0%														
95	Selection and Negotiation	5 days	Mon 3/18/24	Fri 3/22/24	0%														
96	60% Construction Documents	98 days	Thu 3/21/24	Mon 8/5/24	0%														
97	60% CD Development	48 days	Thu 3/21/24	Mon 5/27/24	0%														
98	60% CDs to Estimators	1 day	Tue 5/28/24	Tue 5/28/24	0%														
99	Cost estimate/Reconciliation/VE if Required	14 days	Wed 5/29/24	Mon 6/17/24	0%														
100	Cx Agent's Comments on 60% CD	14 days	Tue 5/28/24	Fri 6/14/24	0%														
101	Teams Respond to Cx Agent's Comments	4 days	Mon 6/17/24	Thu 6/20/24	0%														
102	SBC Approval of 60% CD Submission to MSBA	1 day	Fri 6/21/24	Fri 6/21/24	0%														
103	60% CD Submission to MSBA	1 day	Mon 6/24/24	Mon 6/24/24	0%														
104	MSBA 60% CD Review	21 days	Mon 6/24/24	Mon 7/22/24	0%														
105	Address 60% Review Comments	10 days	Tue 7/23/24	Mon 8/5/24	0%														
106	Structural Peer Review	12 days	Tue 5/28/24	Wed 6/12/24	0%														
107	Issue 60% Structural CDs to Peer Reviewer	1 day	Tue 5/28/24	Tue 5/28/24	0%														
108	Structural Steel Peer Review on 60% CDs	10 days	Wed 5/29/24	Tue 6/11/24	0%														
109	Review/Incorporate Peer Reviewer's Comments	1 day	Wed 6/12/24	Wed 6/12/24	0%														
110	Filed Sub Bid Process	35 days	Tue 3/19/24	Mon 5/6/24	0%														
111	Issue RFQ for Filed Sub Bids	20 days	Tue 3/19/24	Mon 4/15/24	0%														
112	Prequalify Filed Subs	10 days	Tue 4/16/24	Mon 4/29/24	0%														
113	Notify Prequalified Bidders	5 days	Tue 4/30/24	Mon 5/6/24	0%														
114	90% Construction Documents	76 days	Thu 7/4/24	Thu 10/17/24	0%														
115	90% CD Development	30 days	Thu 7/4/24	Wed 8/14/24	0%														
116	NOI to Con Comm and DEP	1 day	Tue 7/9/24	Tue 7/9/24	0%														
117	90% CDs to Estimators	1 day	Thu 8/15/24	Thu 8/15/24	0%														
118	Cost Estimate/Reconciliation/VE if Required	14 days	Fri 8/16/24	Wed 9/4/24	0%														
119	Cx Agent Comments on 90% CDs	14 days	Fri 8/16/24	Wed 9/4/24	0%														
120	Team Responds to Cx Agent's Comments	4 days	Thu 9/5/24	Tue 9/10/24	0%														
121	SBC Approval of 90% CD Submission to MSBA	1 day	Wed 9/11/24	Wed 9/11/24	0%														
122	90% CD Submission to MSBA	1 day	Thu 9/12/24	Thu 9/12/24	0%														
123	MSBA 90% CD Review Comments	21 days	Thu 9/12/24	Thu 10/10/24	0%														
124	Address 90% Review Comments	5 days	Fri 10/11/24	Thu 10/17/24	0%														
125	100% Construction Documents	71 days	Fri 9/13/24	Fri 12/20/24	0%														
126	100% CD/ Bid Packages Development	25 days	Fri 9/13/24	Thu 10/17/24	0%														

ID	Task Name	Duration	Start	Finish	% Complete	2021		2022		2023		2024		2025		2026		2027	
						H1	H2												
127	Bid Early Package #1 (Sitework)	15 days	Tue 6/25/24	Mon 7/15/24	0%														
128	Bid Early Package #2 (Concrete, Steel)	15 days	Fri 9/13/24	Thu 10/3/24	0%														
129	Bid 100% CDs	15 days	Fri 10/18/24	Thu 11/7/24	0%														
130	Bids Due	1 day	Fri 11/8/24	Fri 11/8/24	0%														
131	Finalize GMP	30 days	Mon 11/11/24	Fri 12/20/24	0%														
132	Module 7: Construction	736 days	Tue 7/16/24	Tue 5/11/27	0%														
133	Mobilization (Early Package #1)	1 day	Tue 7/16/24	Tue 7/16/24	0%														
134	Phase 1- Site & Building	514 days	Wed 7/17/24	Mon 7/6/26	0%														
135	Substantial Completion (Phase 1)	1 day	Tue 7/7/26	Tue 7/7/26	0%														
136	Certificate of Occupancy	1 day	Tue 7/14/26	Tue 7/14/26	0%														
137	FF&E Installation	20 days	Tue 7/7/26	Mon 8/3/26	0%														
138	Complete Punch List	25 days	Tue 7/7/26	Mon 8/10/26	0%														
139	Occupancy/Move In	1 day	Tue 8/11/26	Tue 8/11/26	0%														
140	Phase 2- Demolition	220 days	Tue 7/7/26	Mon 5/10/27	0%														
141	Substantial Completion (Phase 2)	1 day	Tue 5/11/27	Tue 5/11/27	0%														
142	Module 8: Completing the Project	60 days	Wed 5/12/27	Tue 8/3/27	0%														

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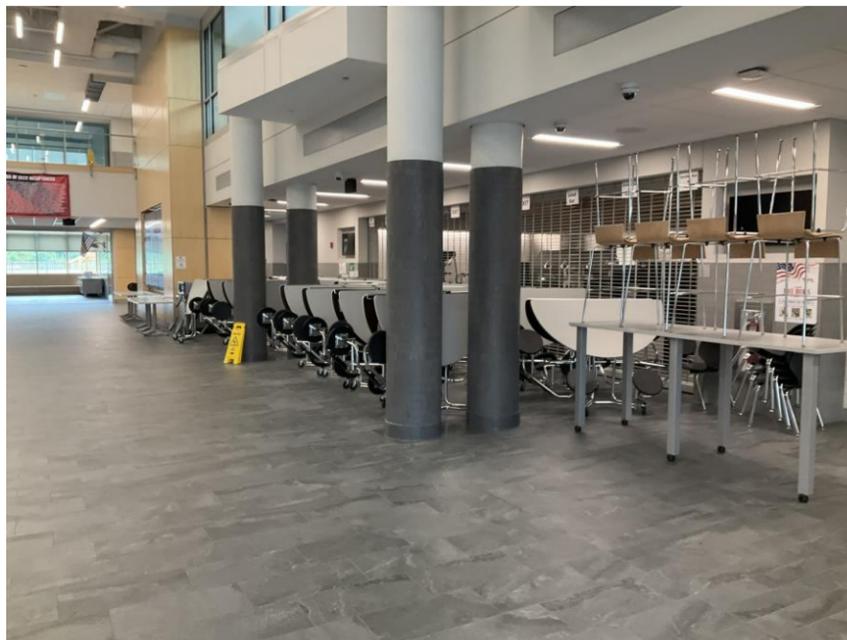
North Middlesex High School Building Tour



180,530 gsf, 2 Story
LEED Gold
Construction Cost 65.9M
Date of Completion 2015



Townsend, MA 20.2 Acres
Includes track, game field, bleachers, concessions, sports fields



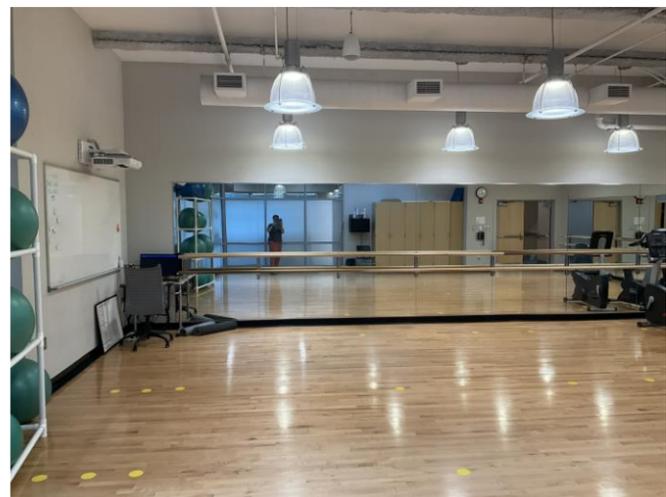
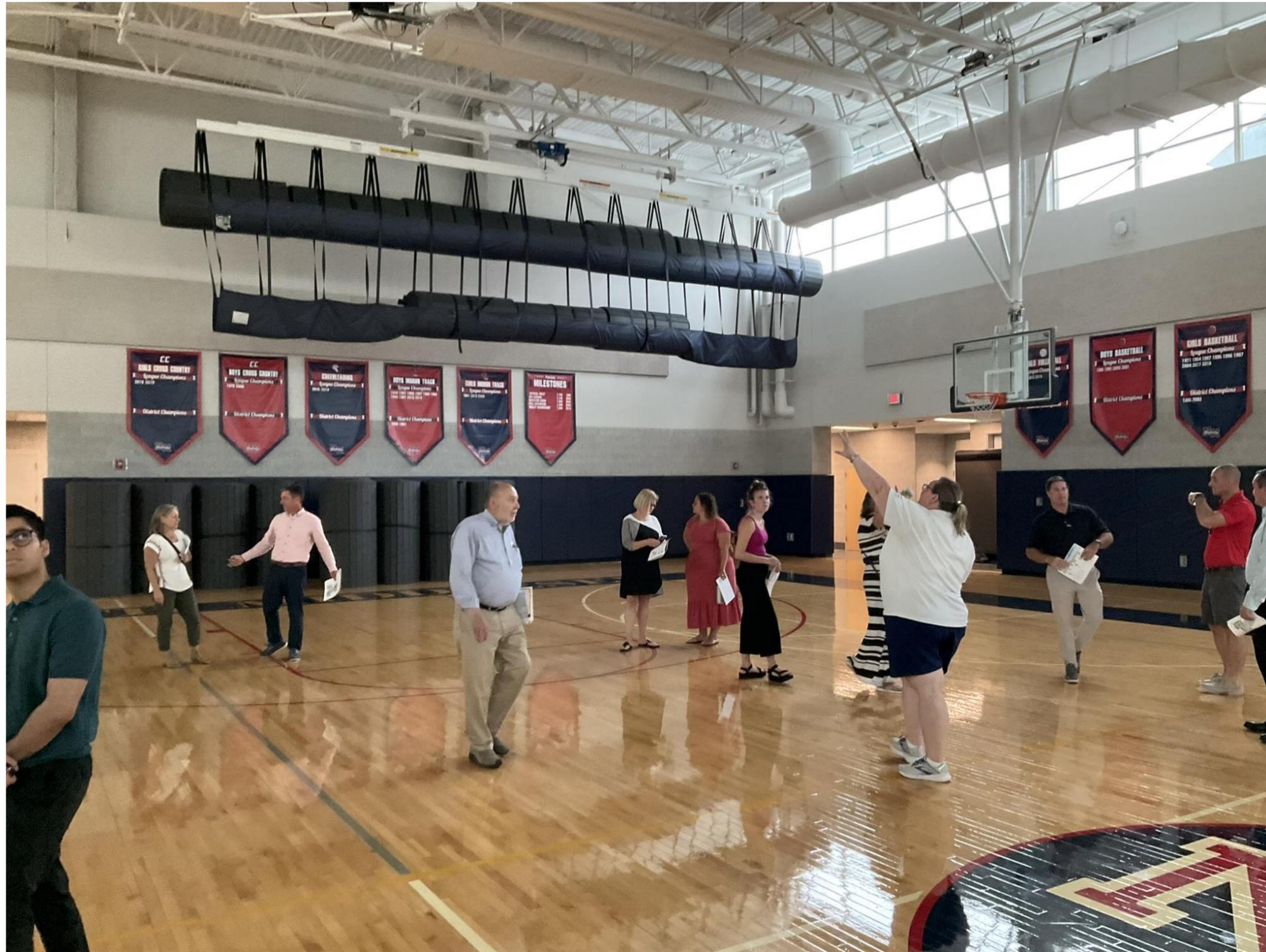
Commons/Cafeteria





Auditorium

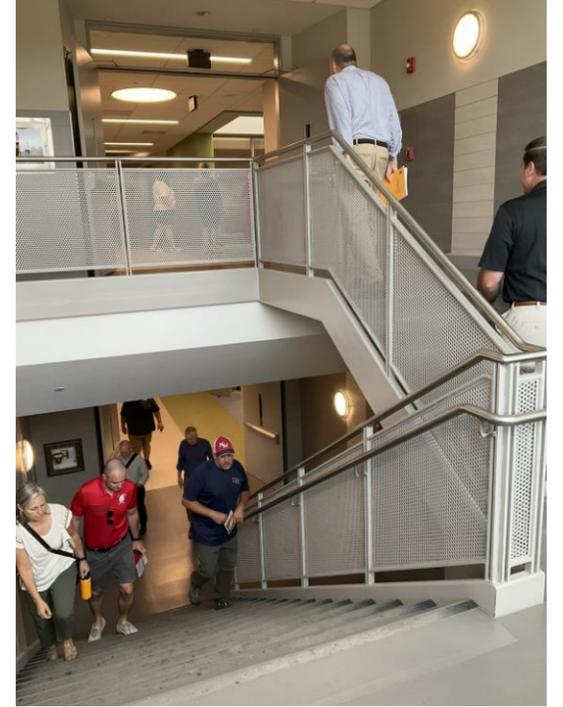
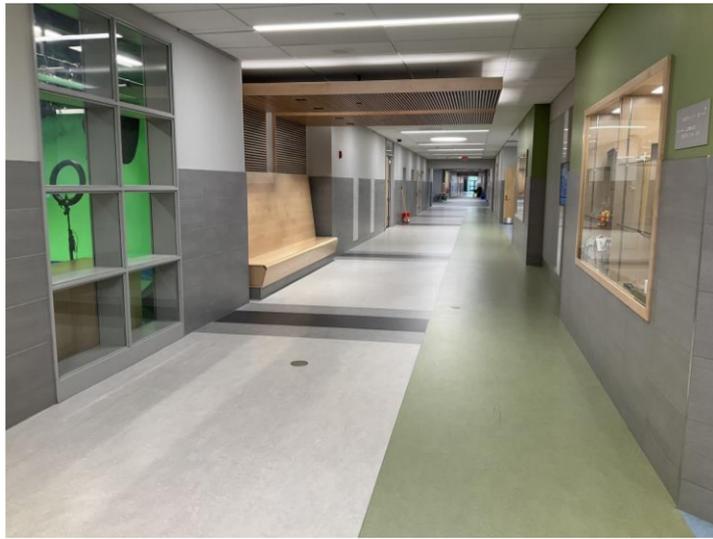




Physical Education



3 Large Group Instruction Rooms



Academic
Spaces

Exterior Materials & Amenities



171 Online Responses

- Strong community desire for a new pool
- Strong desire for broader recreational uses
- Strong support for auditorium & ELCAT
- Expressed concerns about existing school safety. (“welcoming and safe”)
- Majority opposition to all-gender group bathrooms
- Majority leaning towards new construction
- Desire to see tax impact of options soon

Community Survey
8/10/2022



MSBA Pool Policy

For purposes of comparison, the options presented will include the additional area of a new 6 lane pool and the cost of building the pool as a separate project near to or attached to the school via a vestibule.

New construction options: Natatoriums (pools) cannot be included or incorporated in the scope of work and/or associated budget for projects seeking MSBA grants.

If a District chooses to include a Natatorium (pool) as a component of their school buildings in a new construction scenario: Procurement, design, and construction associated with this work must be separate from the MSBA project (scope and budget). **Further, this work cannot be combined or 'bundled' in any contracts or bidding documents associated with the MSBA project, either as base scope or as a construction alternate.**

Renovation options: For Natatoriums (pools) that exist in facilities where the preferred option includes renovation of these existing spaces, the MSBA may consider it acceptable to incorporate scope associated with renovating this component as part of the MSBA project. However, **all costs associated with design, construction or fit-out for this work will be considered ineligible for reimbursement and will be 100% borne by the District.**

Eligible Options



OPTION 1 - BASE CODE UPGRADE



OPTION 2B – ADDITION/RENOVATION with RENOVATED POOL



OPTION 3B – NEW CONSTRUCTION CENTRAL with SEPARATE NEW POOL



OPTION 4B – NEW CONSTRUCTION SOUTH with SEPARATE NEW POOL



OPTION 5 – NEW CONSTRUCTION with SEPARATE COMMUNITY BUILDING

OPTION 1 – Code Upgrade

- Abates hazmat, brings the building up to current code requirements, adds sprinklers and addresses accessibility issues.
- Requires reduction of room square footage to add insulation to exterior walls.
- Requires lowering of hall and classroom ceilings.
- Repaves only as necessary for utility work.
- Does not upgrade recreational fields.
- Does not address site circulation.

Renovation Area: 186,890 gsf

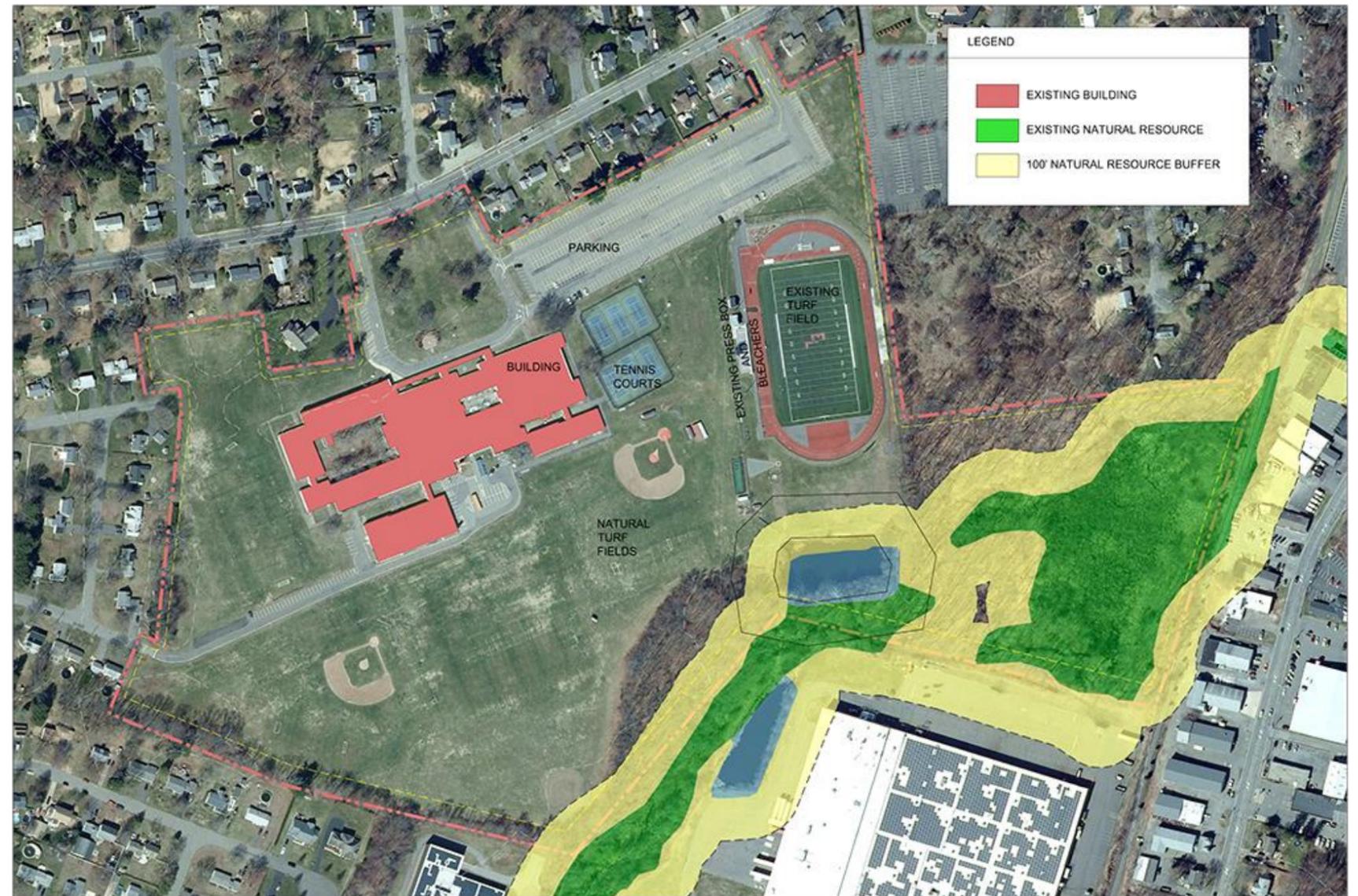
New Construction Area: NONE

Construction Cost: \$91.8M

Estimated Project Cost: \$113M

Displaces Students: YES

Duration: 3 Years



OPTION 1 - BASE REPAIR / CODE UPGRADE

OPTION 2B – Addition/Renovation with Reno Pool

- Addresses abatement, code and accessibility.
- Allows for re-arrangement of walls and construction of additional square footage to meet educational program requirements.
- Includes renovation of existing auditorium.
- Includes rec fields, parking and circulation upgrades.
- Includes recreation amenities that can be removed.
- New pool as separate project can be explored.



OPTION 2B - ADDITION/RENOVATION

Renovation Area:	138,160 gsf
New Construction Area:	77,480 gsf
TOTAL SQUARE FOOTAGE:	215,370 gsf
Construction Cost:	\$136.4M
Estimated Project Cost:	\$166.1M
Displaces Students:	YES
Duration:	2.5 Years

OPTION 3B – New Construction Central with Separate Pool

- Meets or exceeds current code requirements.
- Achieves greater energy efficiency than renovation.
- Meets educational goals with more flexibility.
- Allows for more site re-design.
- Includes site amenities that can be removed.
- Includes a new pool as a separate project.



OPTION 3A/B - NEW CONSTRUCTION (CENTRAL LOCATION)

Renovation Area:	None gsf
New Construction Area:	209,370 gsf
Construction Cost:	\$139M
Estimated Project Cost:	\$176.7M
Displaces Students:	NO
Duration:	2 Years

OPTION 4B – New Construction Central with Separate Pool

- Same as 3B but more expensive site work because it sits further into the site, requiring more paving and field re-design.



OPTION 4 A/B - NEW CONSTRUCTION (SOUTH LOCATION)

Renovation Area:	None
New Construction Area:	209,370 gsf
Construction Cost:	\$140.5M
Estimated Project Cost:	\$178.7M
Displaces Students:	NO
Duration:	2 Years

OPTION 5 – New Construction with Community Building

- Same as above.
- Breaks ineligible community space out as a separate project with the new pool.
- The entire community building would be a stand alone project and building.
- The concessions square for the game field is included in the community building.
- Larger and more costly because of duplication of systems and locker room area.

Renovation Area:	None
New Construction Area:	217,917 gsf
Construction Cost:	\$150M
Estimated Project Cost:	\$180.5M
Displaces Students:	NO
Duration:	2.5 Years



OPTION 5 - NEW CONSTRUCTION (SPLIT BUILDING)



8/24/2022

Overview of Costs

ELHS OPTIONS MATRIX INFO FOR ESTIMATING					
	RENO POOL	WO NEW POOL	WO POOL		
OPTION	1	2B	3B	4B	5
SITE	Existing HS				
CATEGORY	CODE UPGRADE RENOVATION	RENOVATION & ADDITION	NEW CENTRAL	NEW SOUTH	NEW SPLIT BUILDING
DEMOLITION SF	0	48,730	186,890	186,890	186,890
RENOVATION SF	186,890	138,160	0	0	0
NEW HS SF	0	77,480	194,397	194,397	183,897
NON High School SF	NA	-	15,000	15,000	34,020
TOTAL SF	186,890	215,640	209,397	209,397	217,917
CONSTRUCTION COST	\$91.8	\$136.4	\$138.8	\$140.5	\$150.5
Cost per SF	\$491	\$633	\$663	\$671	\$690
Project Cost Multiplier	1.2	1.2	1.2	1.2	1.2
Modulars (In Project Budget)	3M	2.5M	NA	NA	NA
Pool Stand Alone Bldg	NA	NA	\$10,125,000	\$10,125,000	NA
Project Cost	\$113M	\$166M	\$176.7M	178.7M	\$180.5M

Evaluation Matrix

EAST LONGMEADOW HIGH SCHOOL CRITERIA OF EVALUATION	Weighting	1 - Base Repair / Code Upgrade	2B - Add/Reno HS Reno Pool	3B - New HS - Central Location - Pool Separate	4B - New HS - South Location - Pool Separate	5 - New HS - New Community Bldg
8/23/2022						
Scores: 0 = does not meet 1 = slightly meets 2 = definitely meets criteria		Score Weighted Score				
Meets Educational Space Needs	5	0 0	2 10	2 10	2 10	2 10
Meets Education Vision	5	0 0	1 5	2 10	2 10	2 10
Meets Community Recreational Goals	5	0 0	1 5	2 10	2 10	2 10
Highest MSBA Reimbursement Potential	4	1 4	2 8	1 4	1 4	1 4
Does not require modular rentals during construction	4	0 0	0 0	2 8	2 8	2 8
Meets varied parking needs	3	0 0	1 3	2 6	2 6	2 6
Meets District Office and Town IT/ELCAT Needs	3	1 3	2 6	2 6	2 6	2 6
Allows for greater choice in mechanical systems	2	0 0	0 0	2 4	2 4	2 4
Provides Energy Efficient Building Envelope	2	1 2	1 2	2 4	2 4	2 4
Provides for Flexibility & Expansion Potential	2	0 0	1 2	2 4	2 4	2 4
Maintains current number of fields	2	2 4				
Reduces queueing on Maple Street	1	0 0	1 1	2 2	2 2	2 2
TOTAL SCORE		13	46	72	72	72
APPROX PROJECT COSTS (with modulars and separate pool included)		~ 113 Million	~ 166 Million	~ 176.7 Million	~ 178.7 Million	~ 181 Million

PDP Report Contents

Cover Letter

Introduction

- Executive Summary
- Project Directory
- Project Schedules

Educational Program

- Educational Program Narrative
- Educational Visioning Report

Initial Space Summary

- Space Summary Template
 - Option 1 : Code Upgrade
 - Option 2A: Add/Reno New Pool
 - Option 2B: Add/Reno – Reno Pool
 - Option 3A and 4A: New School with Pool
 - Option 3B & 4B: New School no Pool
 - Option 5: Split Building (HS & Community)
- Existing Floor Plans
- Space Summary Variances Narrative

Evaluation of Existing Conditions

- Site
 - Historic Regulations & Development Restrictions
 - Legal Title
 - Phase I Environmental Assessment
- Building

- Architectural Summary
- Evaluation of Code and MAAB Compliance
- Structural Evaluation
- Electrical Systems Evaluation
- Security Systems Evaluation
- HVAC, Plumbing & Fire Protection Systems Evaluation
- Hazardous Materials Assessment

Site Development Requirements

- Narrative
- Existing Site Plan

Preliminary Evaluation of Alternatives

- Narrative
- Estimated Preliminary Costs
 - Summary Table
 - Cost Estimate by PM&C
- Drawings – Site and Architectural
 - Existing High School Plan
 - Base Repair / Code Compliance
 - Option 1 : Code Upgrade
 - Option 2B: Add/Reno – Reno Pool
 - Option 3B & 4B: New School no Pool
 - Option 5: Split Building

Local Action and Approval Certification

Appendix

- Statement of Interest
- MSBA Board Action Letter
- Design Enrollment Certification
- School Building Committee Minutes
- SBC Presentations

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- 5) Votes to Carry Forward Options & to Submit Report
- 6) Communications Update
- 7) New Business
- 8) Adjourn

Upcoming Community Meeting
Sept. 21, 6pm, Senior Center

JWA | SMMA