

# East Longmeadow HS Building Project

## Schematic Design

## Topics of Discussion

- CM Selection Committee
- Communications



# AGENDA

- 1) Welcome and Approval of Minutes
- 2) Public Participation
- 3) Skanska Update
- 4) CM Procurement Update
- 5) Communications
  - Sept 21<sup>st</sup> Community Forum
- 6) New Business
- 7) Adjourn

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# Public Participation

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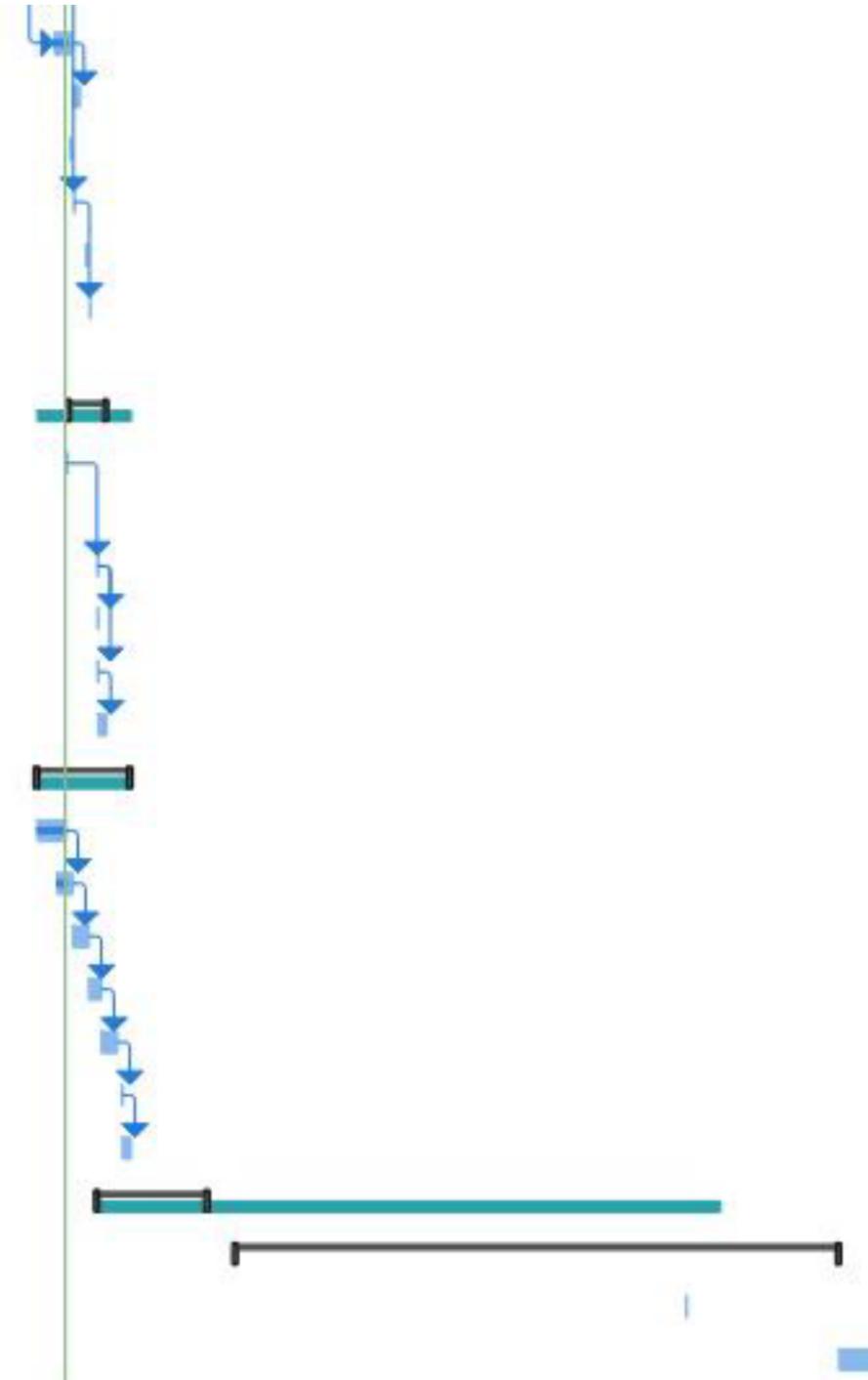
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# Skanska Update

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ID	Task Name	Duration	Start	Finish	% Complete	2021		2022		2023		2024		2025		2026		2027	
						H1	H2												
80	MSBA SD Review	21 days	Fri 8/25/23	Fri 9/22/23	70%														
81	Address SD Comments	10 days	Mon 9/25/23	Fri 10/6/23	0%														
82	Community Forum #6	1 day	Thu 9/21/23	Thu 9/21/23	0%														
83	FAS Review MSBA	1 day	Wed 9/27/23	Wed 9/27/23	0%														
84	Community Forum #7	1 day	Thu 10/19/23	Thu 10/19/23	0%														
85	MSBA Board Meeting - Project Scope & Budget PS&B Approval	1 day	Wed 10/25/23	Wed 10/25/23	0%														
86	<b>Module 5: Funding the Project</b>	<b>47 days</b>	<b>Tue 9/19/23</b>	<b>Wed 11/22/23</b>	<b>35%</b>														
87	Town Council Vote to Approve Budget & Ballot Question Language	1 day	Fri 9/15/23	Fri 9/15/23	0%														
88	District Vote to Appropriate Full Project Cost	1 day	Tue 11/7/23	Tue 11/7/23	0%														
89	Certificate of Vote Sent to the MSBA	1 day	Wed 11/8/23	Wed 11/8/23	0%														
90	PSBA sent to the MSBA	1 day	Wed 11/8/23	Wed 11/8/23	0%														
91	PSBA Executed	10 days	Thu 11/9/23	Wed 11/22/23	0%														
92	<b>CM @ Risk Procurement Process</b>	<b>116 days</b>	<b>Wed 7/26/23</b>	<b>Wed 1/3/24</b>	<b>39%</b>														
93	OIG CMR Application	35 days	Wed 7/26/23	Tue 9/12/23	100%														
94	Draft CM @ Risk RFQ	20 days	Tue 8/29/23	Mon 9/25/23	60%														
95	Issue Ch. 149A CM @ Risk RFQ	20 days	Tue 9/26/23	Mon 10/23/23	0%														
96	Review and Qualify CM Firms	15 days	Tue 10/24/23	Mon 11/13/23	0%														
97	Issue C. 149A CM @ Risk RFP	20 days	Tue 11/14/23	Mon 12/11/23	0%														
98	CM Interviews	1 day	Wed 12/20/23	Wed 12/20/23	0%														
99	Selection and Negotiation	10 days	Thu 12/21/23	Wed 1/3/24	0%														
100	<b>Module 6: Detailed Design</b>	<b>137 days</b>	<b>Wed 11/8/23</b>	<b>Thu 5/16/24</b>	<b>0%</b>														
153	<b>Module 7: Construction</b>	<b>748 days</b>	<b>Fri 7/5/24</b>	<b>Tue 5/18/27</b>	<b>0%</b>														
165	<b>*Occupancy/Move In*</b>	<b>1 day</b>	<b>Wed 8/26/26</b>	<b>Wed 8/26/26</b>	<b>0%</b>														
166	<b>Module 8: Completing the Project</b>	<b>60 days</b>	<b>Wed 5/19/27</b>	<b>Tue 8/10/27</b>	<b>0%</b>														



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# CM Procurement Update

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JEFFREY S. SHAPIRO  
INSPECTOR GENERAL

The Commonwealth of Massachusetts  
Office of the Inspector General

JOHN W. McCORMACK STATE  
OFFICE BUILDING  
ONE ASHBURTON PLACE  
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September 11, 2023

Via Email

Gordon Smith, Superintendent of Schools  
East Longmeadow Public School District  
180 Maple St.  
East Longmeadow, MA 01028  
[GSmith@eastlongmeadowma.gov](mailto:GSmith@eastlongmeadowma.gov)

**Re: Application to Use the Construction Management At-Risk Alternative Delivery Method for the East Longmeadow High School**

Dear Mr. Smith:

On July 26, 2023, pursuant to Chapter 149A of the Massachusetts General Laws and 945 CMR 2.00, the East Longmeadow Public School District (District) submitted to the Office of the Inspector General (Office) an application to use the construction management at-risk (CM at-risk) alternative delivery method for the East Longmeadow High School project. The Office notes that on August 2, 2023, the town of East Longmeadow (Town) submitted a separate application to use CM at-risk for construction of a pool complex at the same site. As the Office has discussed with the owner's project manager, these are separate projects and the District and the Town must complete separate, fair and competitive processes to select a CM at-risk firm for each of the projects.

Based on all the information provided, the District has met the statutory requirements for using the CM at-risk delivery method. Accordingly, the Office is issuing this notice to proceed to use the CM at-risk delivery method as specified in M.G.L. c. 149A, §§ 1-13.,.

This approval is conditioned on the District using a CM at-risk firm that the Division of Capital Asset Management and Maintenance (DCAMM) has certified, as well as DCAMM-certified trade contractors. Therefore, the District must require each CM at-risk firm to supply both a certificate of eligibility and an update statement during both the prequalification phase and the technical proposal phase of the selection process. In addition, the District must require each trade contractor to supply a certificate of eligibility and an update statement during the prequalification phase and again at the bidding phase of the selection process. The District must reject as invalid all contractors' statements of qualifications, proposals and bids that do not provide such certificates of eligibility or update statements.

Gordon Smith, Superintendent of Schools  
East Longmeadow Public School District  
September 11, 2023  
Page 2 of 2

If, during the course of the project, the District changes its owner's project manager or designer, please submit information about the new project manager or designer to the Office. Also, if the District decides not to proceed with the CM at-risk delivery method, please notify the Office.

Additionally, please notify the Office at the following project checkpoints:

- 1) when you sign the initial cost-plus CM at-risk contract,
- 2) when physical on-site work starts,
- 3) when the guaranteed maximum price (GMP) is set, and
- 4) when substantial completion is determined.

Please feel free to contact Joshua Giles, Director of the Policy and Government Division, at [Joshua.Giles@mass.gov](mailto:Joshua.Giles@mass.gov) or 617-722-8828 or me at [Jeffrey.S.Shapiro@mass.gov](mailto:Jeffrey.S.Shapiro@mass.gov) or 617-722-8806 if you have any questions or concerns regarding this building process approval.

Sincerely,

Jeffrey S. Shapiro  
Inspector General

cc: Stephen Chrusciel, East Longmeadow School Building Committee Chair  
Tom Christensen, Town Manager, Town of East Longmeadow  
John Benzinger, Project Executive, Skanska USA Building Inc.  
Joshua Giles, Director of the Policy and Government Division, Office of the Inspector General  
Nataliya Urciuoli, Executive Assistant to the Inspector General

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# Communications

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Main Lobby

### Project Status Update

Recently, the School Building Committee (SBC) passed a significant milestone when the SBC reviewed project cost estimates, made final scope reduction decisions, and approved a final project budget. On August 24th, the Committee voted unanimously to submit the Schematic Design (SD) package to the MSBA with a total project budget of \$177.5M, including construction costs, technology and furniture, and owner and project manager contingencies.

In October, the MSBA Board will review the project before entering into a Project Scope and Budget Agreement with the East Longmeadow School District. At the same time, the East Longmeadow Pool Building Committee finalized the Schematic Design for the East Longmeadow Pool project with a proposed project budget of \$16.8M.

Community Forums and Tours will be hosted on September 21st and October 19th to review the projects prior to the Town-wide debt exclusion vote on November 7th, 2023, that will approve the appropriation of funds for the full project cost.

The SD package and Cost Estimates will be available on the Project Website in the coming weeks.

Visit us:  
[eastlongmeadowma.gov/elhsbuildingproject](http://eastlongmeadowma.gov/elhsbuildingproject)



Watch us on:  
**ELCAT**

[www.youtube.com/@ELCAT01028](http://www.youtube.com/@ELCAT01028)

### Upcoming Community Forums

#6. September 21, 2023, 5:30 PM High School Tour, 6 PM Forum, East Longmeadow High School Cafeteria

#7. October 19, 2023, 5:30 PM High School Tour, 6 PM Forum, East Longmeadow High School Cafeteria

### School Building Committee

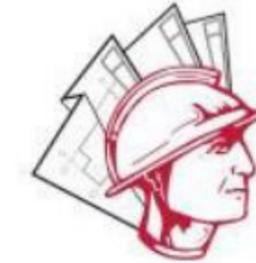
- Stephen Chrusciel, School Building Committee Chair
- Gordon Smith, Superintendent of Schools
- Pamela Blair, Assistant Superintendent for Business
- Frank Paige, ELHS Principal
- Heather Brown, ELPS Director of Curriculum
- Tom Christensen, Town Manager
- Kathleen Hill, Town Council Member
- Elizabeth Marsian-Boucher, School Committee Member
- Greg Thompson, School Committee Member
- Bruce Fenney, Superintendent of EL DPW
- Daniela LaBarre, School Psychologist/Faculty Member
- Ryan Quimby, Town IT Director
- Kimberly Collins, Director of Municipal Finance at Town of East Longmeadow

### Project Partners

- Skanska, Owner's Project Manager (OPM) Team
- JWA & SMMA, Design Team
- Massachusetts School Building Authority (MSBA), Funding Partner



Outdoor Classroom



## ELHS BUILDING PROJECT

### Project Update No. 5 September 2023

Presented by the ELHS Building Committee



Façade Design

## Schematic Design Update

Aerial View



The proposed new school will be built directly behind the existing school. Once completed, students will relocate to the new school and the existing school will be demolished. The project included field improvements, a new concessions building, new tennis courts, a new pressbox and full parking, lighting and stormwater upgrades.

## Cost Update

At its 8/24 Meeting, the SBC unanimously approved the SD submission, with a total project budget of \$177.5M. The Anticipated local District Share is estimated at \$114.5M. The local District Share and the MSBA's share will be formalized in late October. Current share estimates are subject to change.

### Updated High School Project by the Numbers

Est Construction Cost	\$ 147.5 million
Est Project Cost	\$ 177.5 million
Est MSBA Grant:	\$ 63 million
Est Town Share:	\$ 114.5 million

During earlier phases of the Feasibility Study, the option of a major renovation, Option 2C, was reviewed, estimated, and voted down. The cost of the major renovation option was \$175M.

The option of doing a code upgrade/base repair, (Option 1) with now reorganization was also cost estimated and voted down by the Committee. The cost of a code upgrade was \$120M.

Both options were rejected for a variety of reasons. You can learn more about the Feasibility Process by accessing the project documents on the project website.

### Next Steps

On **November 7th, 2023**, a town-wide debt exclusion vote will be held to appropriate the full project cost. If approved by the voters, the project will begin the Detailed Design phase, with construction tentatively scheduled to begin in the Summer of 2024 and the New HS to open in Fall of 2026.

If the voters reject the project at the 11/7 Special Election and the community does not see a way to approve the proposed new school project, then the school will remain as is. The District could re-apply for a new core MSBA project or undertake renovations without State financial assistance. After a failed debt exclusion vote, it can take 5 to 7 years to be re-accepted.



Science Lab



Gymnasium



Pool Building



Outdoor Dining



# September 21<sup>st</sup> Community Forum - Draft

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# New Business

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Thank you!

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JWA | SMMA