

## 1.A

### EXECUTIVE SUMMARY

The East Longmeadow High School currently serves 816 students in grades 9-12. The main portion of the building was originally constructed in 1959. An addition in 1964 added classrooms and labs to the south, a four-lane pool, additional locker room space, and other small miscellaneous additions. An addition in 1974 provided more classroom space to the west, a large maintenance building to the south (currently used for classrooms, District offices, and East Longmeadow Community TV (ELCAT)), and an auxiliary gym. There are three enclosed courtyards in the building layout.

The school is sited on a large campus located directly off of Maple Street in East Longmeadow, MA. The 61 acre site is located less than one mile from the center of town – with substantial parking and a number of playing fields. While the parking area is unorganized and in poor condition, the athletic fields are in “fair” to “good condition” – and the track and football field and home bleachers were updated to synthetic turf in 2011. The venue lacks both a concessions area and restrooms.

#### Preliminary Design Program

The goals of the Preliminary Design Program include:

- Establish the functional and spatial requirements of a 9-12 high school.
- Assess the deficiencies of the existing East Longmeadow High School.
- Review the benefits and drawbacks of the existing site and determine site preference with the SBC.
- Outline four primary construction approaches including a code upgrade, a renovation/addition approach, a new construction approach, and an approach to new construction that separates non-high school program into a separate building on the same site.
- Establish preliminary cost information for each of the eight options outlined above, based on estimated costs per square foot and conservative projections of site, demolition, new construction and remediation costs.
- Determine project target budget.

#### Date of Invitation to Conduct Feasibility Study

A Statement of Interest was submitted to the MSBA by the District in April of 2019. The MSBA invited the District to conduct a Feasibility Study at their Board meeting on June 23, 2021.

## Design Enrollment

The MSBA's Study Enrollment Certification authorized the team to consider a 9-12<sup>th</sup> grade school for 800 students. Please see Design Enrollment Certification in Appendix

## Summary of Facility Deficiencies

Physically, the deficiencies described in the SOI match what was initially reported in a facilities review, which was completed by SMMA and JWA ("Margo Jones Architects" at the time) in 2013. These issues have worsened over time. As updated herein, the cited issues continue to be of concern, particularly the antiquated, inefficient and noisy unit ventilators and plumbing fixtures and equipment, the oversized and underperforming electrical systems, lack of fire suppression systems and the declining PE annex areas. The poor condition of exterior windows and doors, and deteriorating finishes and built-in casework also warrant attention. Accessibility, both within the building, and on site requires improvement in ways that are typical of a school of this age.

Space constraints and the physical condition of the current school building are limiting the District's ability to prepare students educationally for future success. Most of the classrooms in the school are undersized per current MSBA guidelines and best practices. The science labs are particularly undersized and outdated. The Gymnasium, Media Center, Kitchen and Administration spaces are all greater than 25% smaller than MSBA guidelines. There is very little comfortable space for students to socialize or work independently. Classrooms are specific to individual teachers. The media center is undersized, depriving students of academic and social collaboration space outside of the classroom. Students do not use the lockers that take up considerable space.

The District's 21st century educational needs are not well-supported in this facility because of the inability of the school to provide the individualized support to students that the school's mission and values speak to.

The lack of interior glazing, the dated glazed tile and hard surfaces, and the lack of informal study areas outside of the classrooms negatively impacts the culture of the school, discouraging student interaction both during the school day and after school. The Administration works hard to counter the setting through the use of digital displays and student artwork that celebrates student success and Spartan culture.

The lack of appropriately-sized resource rooms and support rooms, and conference room for the SPED staff has made successful support for students with IEP and 504s challenging. The gradual adaptation of the building to serve acknowledged needs of students with disabilities has resulted in a school that is more spatially segregated than the District would prefer, impacting on the school's learning and social culture.

The school's existing conference rooms near the cafeteria were adapted to support the Medically Fragile SPED self-contained room and the Life Skills room. There is no dedicated OT/PT room. OT/PT and Autistic Spectrum Support share a former classroom in the former Voc Tech wing. There is also no room for Life Skills for the growing 18-22 student population.

The school's age and lack of updating burden the District with an estimated hazmat remediation cost greater than 2 million dollars.

Additionally, the High School has traditionally served as the logistical center for the school district's other school buildings. The kitchen, loading dock, storage spaces and IT services are serving two elementary schools (600 students) in addition to the high school (816 students). The IT Department serves all municipal offices and manages the one-to-one laptops used throughout the district. The outdoor recreational spaces, existing pool and storage areas are heavily used by the community for recreational leagues and community events.

East Longmeadow High School has been a community hub since its construction and continues to operate as the Town's central park and central performance venue, despite the considerable deficiency of the building's finishes, systems, and site amenities.



*View of East Longmeadow High School from the south (looking at rear of school)*

The proposed preliminary designs explored:

1. Base Repair / Code Upgrade
- 2A. Addition / Renovation with new pool
- 2B. Addition / Renovation with existing pool
- 3A. New Construction (Central Location)
- 3B. New Construction (Central Location) without pool
- 4A. New Construction (South Location)
- 4B. New Construction (South Location) without pool
5. New Construction (Split Building)

While the School Building Committee (SBC) has maintained interest in a cost-effective solution, Committee members have consistently expressed preference for a new school with a 6 lane pool.

The pool has consistently been identified as an important community goal for the project. The existing pool, while undersized for high school swim meets, has been in high demand since 1964. It is the only public pool in East Longmeadow and is utilized by the PE Dept., the ELHS swim team, and area families and seniors. Option 3A, 4A and 5 all explored a new school with a new 6 lane pool. The SBC was notified during the PDP phase that MSBA policy does not allow inclusion of a new pool in an MSBA core project. The SBC has consistently maintained that a new pool would be offered to the community as a separate project if the option of a new school, 3B or 4B, were selected. Option 5 differs from 3B or 4B because it pulls other community use spaces not eligible for reimbursement out of the school and combines them with the proposed new pool to create a distinct community building. Again, this option would require separation of projects and would reduce the high school program considerably.

Because of the critical importance of the pool to the success of the project politically, the SBC has chosen to carry several viable options forward into the Preferred Schematic Report phase in order to resolve the significant site and cost concerns related to the proposed need to construct a new pool outside of the MSBA core project. An Add/Reno option, Option 2B, is also carried forward with the expressed intent to explore both a pool renovation and a new pool as a separate project in the context of an add/reno scheme. A Code Upgrade option is carried forward to offer cost and educational contrast to the other options.

Options to be carried forward include:

- Option 1: Code Upgrade
- Option 2B: Add/Reno including pool reno (option of new pool to be explored)
- Option 3B: New Central (pool as separate Town project)
- Option 5: New Split Building (Community Program separate and carried as Town project)

### Capital Budget Statement

The preliminary project costs range from \$110 million to \$171 million, depending on the final preferred design chosen. The project is expected to go through the local approval process in November of 2023. The SBC has set a target budget range for the Owner's share of approximately \$77 million to \$120 million but has not confirmed this budget with the Town Council and is aware that current cost escalation issues make it possible that this target budget will need to be reconsidered.

Please see 1.A.4 Capital Budget Statement and Target Budget.

### Project Directory

Please see section 1.B for a complete list of project team participants.

### Updated Project Schedule

Please see the attached project schedule provided by Skanska. The projected MSBA Board of Directors meeting for approval to proceed into Schematic Design is March 8, 2023. The projected MSBA Board of Directors meeting for approval of Project Scope and Budget Agreement is October 18, 2023. The projected Town/District Vote is November of 2023.



TOWN OF EAST LONGMEADOW  
60 CENTER SQUARE  
EAST LONGMEADOW, MA 01028

Mary E. McNally, Town Manager

*TownManager@eastlongmeadowma.gov*  
(413) 525-5400 ext. 1100

### **Debt Service**

For the Fiscal Year ending June 30, 2022, the Town of East Longmeadow has a total of \$16,475,934 in outstanding long-term debt. Of this total, \$10,262,025 is considered to be inside the debt limit, with the balance of \$6,213,909 outside the debt limit. This debt is comprised as follows:

- School Projects \$6,721,931
- Town Buildings Projects \$ 450,000
- Departmental Equipment \$ 269,000
- Water Projects \$4,081,408
- Sewer Projects \$1,908,934
- Other Projects (inside the debt limit) \$3,044,661

Based upon the current debt schedule listed above, it is anticipated that a future borrowing for a new high school in East Longmeadow is well within the Town's debt management capacity. The borrowing for a new high school would be contingent upon approval of the Town Council and a ballot vote to support to exclude the debt from the limitations of Proposition 2 ½.

### **Capital Program**

The Town of East Longmeadow has produced, funded and updated a multi-year capital plan for several years. As part of the Town's last bond rating (AA+/Stable), Standard & Poors stated that "Total governmental fund debt service is 3.6% of total governmental fund expenditures, and net direct debt is 22.9% of total governmental fund revenue. Overall net debt is low at 0.9% of market value and approximately 77.9% of the direct debt is payable within 10 years." In FY2022, the Town approved the FY23 Capital Projects Plan (\$3,979,478) of which \$2,382,889 is to be funded through the American Rescue Plan Act (ARPA), \$1,148,550 to be bonded from other sources (Water and Sewer Enterprise Funds) and to be funded through other sources than the General Fund, such as Community Preservation Fund and other independent sources.

### **High School Project**

At its meeting on August 25, 2022, the East Longmeadow High School Building Committee voted to direct the Owner's design team to prepare further analysis on four (4) options. The four options have preliminary costs ranging from \$113 million to \$171 million. MSBA grant support is anticipated for this project at an estimated effective rate of thirty percent (30%), which establishes a target budget range for the Owner's share of approximately \$79 million to \$120 million.



## Project Team and Local Officials List

**East Longmeadow High School**  
 180 Maple St.  
 East Longmeadow, MA 01028

<p><b><u>ELHS School Building Committee</u></b></p>	<p><b>Stephen Chrusciel</b>, School Building Committee Chair  <b>Gordon Smith</b>, Superintendent of Schools  <b>Pamela Blair</b>, Assistant Superintendent for Business  <b>Joe Dunn</b>, Town DPW Facilities Manager  <b>Frank Paige</b>, ELHS Principal  <b>Heather Brown</b>, ELPS Director of Curriculum  <b>Kathleen Hill</b>, Town Council Member  <b>Stephen Lonergan</b>, Town Accountant and Town Finance Director  <b>Mary McNally</b>, Town Manager  <b>Elizabeth Marsian-Boucher</b>, School Committee Member  <b>Greg Thompson</b>, School Committee Member  <b>Bruce Fenney</b>, Superintendent of East Longmeadow DPW  <b>Daniela LaBarre</b>, School Psychologist and Faculty member  <b>Ryan Quimby</b>, Town IT Director</p>
<p><b><u>East Longmeadow Public School Department</u></b>          180 Maple St          East Longmeadow, MA 01028          Phone: (413) 525-5450</p>	<p><b>Gordon Smith</b>, Superintendent  <b>Pamela Blair</b>, Assistant Superintendent for Business</p>
<p><b><u>East Longmeadow High School</u></b>          180 Maple St          East Longmeadow, MA 01028          Phone: (413) 525-5460</p>	<p><b>Frank Paige</b>, Principal</p>
<p><b><u>East Longmeadow School Committee</u></b>          180 Maple St          East Longmeadow, MA 01028          Phone: (413)525-5450</p>	<p><b>Sarah Truoiolo</b>, Chair  <b>William Fonseca</b>, Vice Chair  <b>Elizabeth Marsian-Boucher</b>, Committee Member  <b>Antonella Raschilla</b>, Committee Member  <b>Gregory Thompson</b>, Committee Member</p>
<p><b><u>East Longmeadow Public Schools Information Technology</u></b>          180 Maple St.          East Longmeadow, MA 01028          Phone: (413) 525-5400 ext. 1900</p>	<p><b>Ryan Quimby</b>, IT Director</p>
<p><b><u>East Longmeadow Building Management Division</u></b>          60 Center Square, 2nd Floor          East Longmeadow, MA 01028          Phone: (413) 525-5400 ext. 1200</p>	<p><b>Bruce Fenney</b>, DPW Superintendent  <b>Joe Dunn</b>, Building Facilities Manager</p>
<p><b><u>East Longmeadow Building Department</u></b>          60 Center Sq.          East Longmeadow, MA 01028          Phone: (413) 525-5400 ext. 1150</p>	<p><b>Kevin Duquette</b>, Building Commissioner/Zoning Enforcement Officer</p>
<p><b><u>East Longmeadow Fire Department</u></b>          150 Somers Rd.          East Longmeadow, MA 01028          Phone: (413) 525-5430</p>	<p><b>Paul J. Morrissette</b>, Fire Chief</p>

# SKANSKA

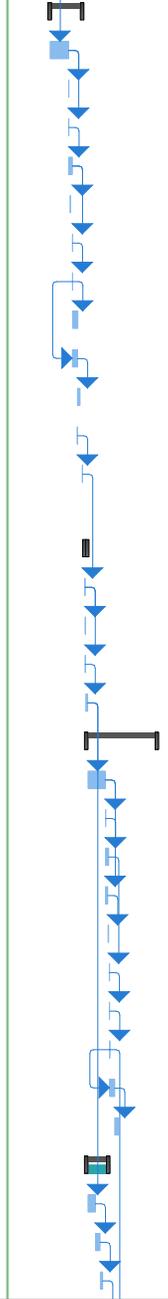
<p><b><u>East Longmeadow Health Department</u></b>          60 Center Sq.          East Longmeadow, MA 01028          Phone: 413-525-5400 x 1106</p>	<p><b>Tammy Spencer</b>, Director of Public Health  <b>Alix Roncarati</b>, Health Inspector  <b>Renée Suckau</b>, Administrative Assistant</p>
<p><b><u>East Longmeadow Police Department</u></b>          160 Somers Road          East Longmeadow, MA 01028          Phone: (413) 525-5440</p>	<p><b>Mark Williams</b>, Chief of Police</p>
<p><b><u>East Longmeadow Department of Public Works</u></b>          60 Center Square, 2nd Floor          East Longmeadow, MA 01028          Phone: (413) 525-5400 ext. 1200</p>	<p><b>Bruce Fenney</b>, Department Head  <b>Philip Abair</b>, Board Member  <b>Thomas O'Brien</b>, Board Member</p>
<p><b><u>Massachusetts School Building Authority</u></b>          40 Broad St., Suite 500          Boston, MA 02108          Phone: (617) 720-4466</p>	<p><b>Veatriki Dagkalakou</b>, Project Manager FS/SD  <b>Nina Pappacostas</b>, Project Director</p>
<p><b><u>Skanska Building USA (OPM)</u></b>          1350 Main St., Suite 1209          Springfield, MA 01103          Phone: (617) 275 6422</p>	<p><b>Dale Caldwell</b>, Project Executive  <b>John Benzinger</b>, Project Director  <b>Ben Murphy</b>, Project Manager  <b>Victoria Clifford</b>, Communications Director  <b>Richard L'Heureux</b>, Field Representatives</p>
<p><b><u>Jones Whitsett Architects</u></b>          308 Main St. Suite 3A          Greenfield, MA 01301          Phone: (413) 773-5551</p>	<p><b>Kristian Whitsett</b>, Principal-in-Charge  <b>Dorrie Brooks</b>, Project Architect - Plans, Interiors, programming  <b>Jillian DeCoursey</b>, Architect  <b>Molly Clark</b>, Design Associate</p>
<p><b><u>Symmes Maini &amp; McKee Associates</u></b>          1000 Massachusetts Ave          Cambridge, MA 02138          Phone: (617) 547-5400</p>	<p><b>Lorraine Finnegan</b>, Principal  <b>Helen Fantini</b>, Project Manager  <b>Philip J. Poinelli</b>, Educational Programming  <b>Brian Black</b>, Design Architect  <b>Mariana Hernandez</b>, Project Architect - Envelope  <b>Chris Racine</b>, Civil Engineer  <b>Erik Vangsness</b>, Landscape Architect  <b>Samantha Farrell Folger</b>, Landscape Architect  <b>Lana Prokupets</b>, Mechanical Engineer  <b>Kathy Jensen</b>, Mechanical Engineer  <b>Stella Drizin</b>, Electrical Engineer  <b>Paul Elliott</b>, Plumbing/Fire Protection Engineer  <b>John DeVito</b>, Plumbing/Fire Protection Engineer</p>
<p><b><u>Richmond So Engineers</u></b>          85 Main St          Watertown, MA 02472          Phone: (617) 926-9300</p>	<p><b>Jennifer McClain</b>, Principal  <b>Sofya Auren</b>, Structural Engineer  <b>Georgi Chaykov</b>, Structural Engineer  <b>Eugene Slavsky</b>, Structural Engineer</p>
<p><b><u>3si - Data &amp; Communication</u></b>          163 Main Street, Suite 3          Northfield, MA 01360-1033-1033          Phone: 413-237-5601</p>	<p><b>Mike DiBari</b>, Data/Communications &amp; Technology Consultant/Audo Visual Consultant  <b>Aaron DiBari</b>, Data/Communications &amp; Technology Consultant/Audo Visual Consultant</p>
<p><b><u>New Vista Design - Educational Visioning</u></b>          32 Sheridan Street, #3          Boston, MA 02130          Phone: 617.733.0847</p>	<p><b>David Stephen</b>, Architect &amp; Educational Planner</p>
<p><b><u>Smith &amp; Wessel - Hazardous Materials</u></b>          188 Greenville St</p>	<p><b>Glenn Nelson</b>, Operations Manager  <b>Ted Sherry</b>, Consultant</p>

# SKANSKA

Spencer, MA 01562 Phone: (978) 346-4800	
<b><u>O'Reilly Talbot &amp; Okun Associates - Geotechnical/Geoenvironmental Engineering</u></b> 293 Bridge Street, Suite 500 Springfield, MA 01103 Phone: (413) 788-6222	<b>Ashley Sullivan</b> , President <b>Mike Talbot</b> , Principal <b>Mark O'Malley</b> , Consultant
<b><u>PM&amp;C - Cost Estimating</u></b> 20 Downer Ave, Suite 5 Hingham, MA 02043 Phone: 781-740-8007	<b>Peter Bradley</b> , Cost Estimator
<b><u>Schiavone Designs - Food Service</u></b> 112 Saddle Rock Road Holbrook, NY 11741 Phone: 631-403-4268	<b>Joanne Schiavone</b> , Kitchen/Food Service Consultant
<b><u>Acentech, Inc. - Acoustics</u></b> 33 Moulton St Cambridge, MA 02138 Phone: 617-499-8005	<b>Jonah Sacks</b> , Acoustical Consultant
<b><u>Next Stage Design - Theater</u></b> 900 Chapel St New Haven, CT, 06510 Phone: (203) 936-6565	<b>Gene Leitermann</b> , Theatrical Consultant
<b><u>Hastings Consulting - Code</u></b> 142 Hanlon Rd Holliston, MA 017446 Phone: 508.397.8417	<b>Kevin Hastings</b> , Code Consultant
<b><u>IHCD - Accessibility</u></b> 200 Portland St, 1st Floor, Boston, MA 02114 Phone: (617) 695-1225	<b>Valerie Fletcher</b> , Accessibility Consultant
<b><u>Tighe &amp; Bond - Traffic</u></b> 1 University Ave #100 Westwood, MA 02090 Phone: (413) 562-1600	<b>Daniel Murphy</b> , Traffic Consultant
<b><u>Stefura Associates, Inc. - Furniture</u></b> 7 North Washington St, 7th Floor Boston, MA 02114 Phone: 617-723-5164	<b>Lianne Vivilecchia</b> , Furniture, Fixtures and Equipment
<b><u>Heritage - Survey</u></b> 241 Colleg Highway Southampton, MA 01073 Phone: (413) 527-3600	<b>Bruce Coombs</b> , Surveyor
<b><u>Good Harbor Techmark, LLC - Security</u></b> 17 Accord Park Drive, Suite 201 Norwell, MA 02061 Phone: 781-871-6555	<b>Matt Allain</b> , Security Consultant <b>Cody Lattin</b> , Security Consultant

ID	Task Name	Duration	Start	Finish	% Complete	2021		2022		2023		2024		2025		2026		2027	
						H1	H2												
1	<b>Module 2: Forming the Project Team</b>	<b>159 days</b>	<b>Mon 9/27/21</b>	<b>Thu 5/5/22</b>	<b>100%</b>														
2	<b>OPM Selection Process</b>	<b>52 days</b>	<b>Mon 9/27/21</b>	<b>Tue 12/7/21</b>	<b>100%</b>														
11	<b>Designer Selection Process</b>	<b>107 days</b>	<b>Wed 12/8/21</b>	<b>Thu 5/5/22</b>	<b>100%</b>														
29	<b>Module 3: Feasibility Study</b>	<b>241 days</b>	<b>Wed 5/25/22</b>	<b>Wed 4/26/23</b>	<b>47%</b>														
30	<b>Module 3.1: Preliminary Design Program</b>	<b>100 days</b>	<b>Wed 5/25/22</b>	<b>Tue 10/11/22</b>	<b>84%</b>														
31	MSBA / Project Team Kick-off Meeting	1 day	Wed 5/25/22	Wed 5/25/22	100%														
32	<b>PDP Submittal Development</b>	<b>99 days</b>	<b>Thu 5/26/22</b>	<b>Tue 10/11/22</b>	<b>84%</b>														
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 Princi	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	100%														
48	PDP Submittal to MSBA	1 day	Tue 8/30/22	Tue 8/30/22	100%														
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	<b>Module 3.2 Preferred Schematic Report</b>	<b>171 days</b>	<b>Wed 8/31/22</b>	<b>Wed 4/26/23</b>	<b>0%</b>														
52	PSR Submittal Development	118 days	Wed 8/31/22	Fri 2/10/23	0%														
53	Community Forum #2	1 day	Wed 9/21/22	Wed 9/21/22	0%														
54	SBC Approval of PSR	1 day	Mon 2/13/23	Mon 2/13/23	0%														
55	PSR Submittal to MSBA	1 day	Tue 2/14/23	Tue 2/14/23	0%														
56	MSBA Review of PSR	21 days	Tue 2/14/23	Tue 3/14/23	0%														
57	Address MSBA PSR Comments	10 days	Wed 3/15/23	Tue 3/28/23	0%														
58	FAS Presentation	1 day	Wed 3/29/23	Wed 3/29/23	0%														
59	MSBA Board Meeting - PSR Approval	1 day	Wed 4/26/23	Wed 4/26/23	0%														

ID	Task Name	Duration	Start	Finish	% Complete	2021	2022	2023	2024	2025	2026	2027
						H1	H2	H1	H2	H1	H2	H1
60	<b>Module 4: Schematic Design</b>	<b>130 days</b>	<b>Thu 4/27/23</b>	<b>Wed 10/25/23</b>	<b>0%</b>							
61	SD Submittal Development	74 days	Thu 4/27/23	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	21 days	Thu 8/31/23	Thu 9/28/23	0%							
70	Address SD Comments	10 days	Fri 9/29/23	Thu 10/12/23	0%							
71	FAS Review MSBA	1 day	Wed 9/27/23	Wed 9/27/23	0%							
72	MSBA Board Meeting - Project Scope & Budget PS&B Approval	1 day	Wed 10/25/23	Wed 10/25/23	0%							
73	<b>Module 5: Funding the Project</b>	<b>12 days</b>	<b>Thu 11/9/23</b>	<b>Fri 11/24/23</b>	<b>0%</b>							
74	District Vote to Appropriate Full Project Cost	1 day	Thu 11/9/23	Thu 11/9/23	0%							
75	Certificate of Vote Sent to the MSBA	1 day	Fri 11/10/23	Fri 11/10/23	0%							
76	PSBA sent to the MSBA	1 day	Fri 11/10/23	Fri 11/10/23	0%							
77	PSBA Executed	10 days	Mon 11/13/23	Fri 11/24/23	0%							
78	<b>Module 6: Detailed Design</b>	<b>285 days</b>	<b>Mon 11/20/23</b>	<b>Fri 12/20/24</b>	<b>0%</b>							
79	100% DD Development	70 days	Mon 11/27/23	Fri 3/1/24	0%							
80	Issue DD Documents to Estimators	1 day	Mon 3/4/24	Mon 3/4/24	0%							
81	Estimate DD Documents	14 days	Tue 3/5/24	Fri 3/22/24	0%							
82	Cx Agent Comments on 100% DD	10 days	Mon 3/4/24	Fri 3/15/24	0%							
83	Team Responds to Cx Agent's Comments	4 days	Mon 3/18/24	Thu 3/21/24	0%							
84	Reconcile DD Documents	1 day	Mon 3/25/24	Mon 3/25/24	0%							
85	SBC Approval of 100% DD Submission to MSBA	1 day	Tue 3/26/24	Tue 3/26/24	0%							
86	100% DD Submission to the MSBA	1 day	Wed 3/27/24	Wed 3/27/24	0%							
87	MSBA DD Review	21 days	Wed 3/27/24	Wed 4/24/24	0%							
88	Address DD Review Comments	14 days	Thu 4/25/24	Tue 5/14/24	0%							
89	<b>CM @ Risk Procurement Process</b>	<b>90 days</b>	<b>Mon 11/20/23</b>	<b>Fri 3/22/24</b>	<b>0%</b>							
90	Submit Application to OIG	30 days	Mon 11/27/23	Fri 1/5/24	0%							
91	Issue Ch. 149A CM @ Risk RFQ	20 days	Mon 1/8/24	Fri 2/2/24	0%							
92	Review and Qualify CM Firms	10 days	Mon 2/5/24	Fri 2/16/24	0%							



ID	Task Name	Duration	Start	Finish	% Complete	2021	2022	2023	2024	2025	2026	2027
						H1	H2	H1	H2	H1	H2	H1
93	Issue C. 149A CM @ Risk RFP	20 days	Mon 2/19/24	Fri 3/15/24	0%							
94	CM Interviews	5 days	Mon 3/18/24	Fri 3/22/24	0%							
95	Selection and Negotiation	5 days	Mon 3/25/24	Fri 3/29/24	0%							
96	<b>60% Construction Documents</b>	<b>98 days</b>	<b>Thu 3/28/24</b>	<b>Mon 8/12/24</b>	<b>0%</b>							
97	60% CD Development	48 days	Thu 3/28/24	Mon 6/3/24	0%							
98	60% CDs to Estimators	1 day	Tue 6/4/24	Tue 6/4/24	0%							
99	Cost estimate/Reconciliation/VE if Required	14 days	Wed 6/5/24	Mon 6/24/24	0%							
100	Cx Agent's Comments on 60% CD	14 days	Tue 6/4/24	Fri 6/21/24	0%							
101	Teams Respond to Cx Agent's Comments	4 days	Mon 6/24/24	Thu 6/27/24	0%							
102	SBC Approval of 60% CD Submission to MSBA	1 day	Fri 6/28/24	Fri 6/28/24	0%							
103	60% CD Submission to MSBA	1 day	Mon 7/1/24	Mon 7/1/24	0%							
104	MSBA 60% CD Review	21 days	Mon 7/1/24	Mon 7/29/24	0%							
105	Address 60% Review Comments	10 days	Tue 7/30/24	Mon 8/12/24	0%							
106	<b>Structural Peer Review</b>	<b>12 days</b>	<b>Tue 6/4/24</b>	<b>Wed 6/19/24</b>	<b>0%</b>							
107	Issue 60% Structural CDs to Peer Reviewer	1 day	Tue 6/4/24	Tue 6/4/24	0%							
108	Structural Steel Peer Review on 60% CDs	10 days	Wed 6/5/24	Tue 6/18/24	0%							
109	Review/Incorporate Peer Reviewer's Comm	1 day	Wed 6/19/24	Wed 6/19/24	0%							
110	<b>Filed Sub Bid Process</b>	<b>35 days</b>	<b>Tue 3/19/24</b>	<b>Mon 5/6/24</b>	<b>0%</b>							
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	<b>90% Construction Documents</b>	<b>76 days</b>	<b>Thu 7/4/24</b>	<b>Thu 10/17/24</b>	<b>0%</b>							
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 MSE	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	<b>100% Construction Documents</b>	<b>71 days</b>	<b>Fri 9/13/24</b>	<b>Fri 12/20/24</b>	<b>0%</b>							
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	H1	H2	H1	H2	H1
127	Bid Early Package #1 (Sitework)	15 days	Tue 7/2/24	Mon 7/22/24	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	<b>Module 7: Construction</b>	<b>736 days</b>	<b>Tue 7/23/24</b>	<b>Tue 5/18/27</b>	<b>0%</b>							
133	Mobilization (Early Package #1)	1 day	Tue 7/23/24	Tue 7/23/24	0%							
134	Phase 1- Site & Building	514 days	Wed 7/24/24	Mon 7/13/26	0%							
135	Substantial Completion (Phase 1)	1 day	Tue 7/14/26	Tue 7/14/26	0%							
136	Certificate of Occupancy	1 day	Tue 7/21/26	Tue 7/21/26	0%							
137	FF&E Installation	20 days	Tue 7/14/26	Mon 8/10/26	0%							
138	Complete Punch List	25 days	Tue 7/14/26	Mon 8/17/26	0%							
139	Occupancy/Move In	1 day	Tue 8/18/26	Tue 8/18/26	0%							
140	Phase 2- Demolition	220 days	Tue 7/14/26	Mon 5/17/27	0%							
141	Substantial Completion (Phase 2)	1 day	Tue 5/18/27	Tue 5/18/27	0%							
142	<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>							

