

# East Longmeadow HS Building Project

## DESIGN DEVELOPMENT

### Agenda

- Welcome and Approval of Minutes
- Public Participation
- Schedule Update
- 100% DD Submission
- Upcoming Meetings
- Motions / Approvals
- New Business



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# Schedule Update

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100% DD Submission

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# MSBA Design Development Submission

## Summary

- OPM Cover Letter
- Introduction

## OPM Deliverables

- Submittal Review & Coordination
  - OPM Review Comments
  - FBI Review Comments
  - CxA Review Comments – MEP Review
  - CxA Review Comments – Building Envelope
  - SD MSBA Comments and District Response
  - Confirmation of Designer Evaluation
  - SBC Minutes – vote to approve DD submission
- Project Schedule
- Scope and Budget
  - Reconciled Cost Estimate – Fontaine (CM)
  - Reconciled Cost Estimate – PM&C (Designer)
  - Cost Estimate Comparison Spreadsheet
  - Estimate Analysis
  - Reconciled Construction Cost Estimate Template
  - Financial Status Report
  - Value Management

## Designer Deliverables

- General Requirements
  - Updated Work Plan
  - Basis of Design Narrative
  - Building Code Analysis
  - Green Communities & LEED Scorecard
  - Proposed Proprietary Items & Alternates

- Interior & Exterior Materials
- Structural calculations
- Independent structural review
- Energy calculations
- Life Cycle Cost Analysis for energy and water consuming devices
- Heat gain and loss calculations
- Total electrical load calculations
- Security and Visual Access requirements
- Facility & Maintenance Requirements
- Quality Control Narratives
- Project Sign Design
- Space Summary
  - Space Summary and signed certification
  - Comparison of current design with Schematic Design
  - Updated DESE Submittal
    - Cover letter
    - Signed Educational Space Summary
    - DESE Floor Plans
    - Special Education Adjacency Table
- Project Approvals
  - Status of Approvals
  - State Review or Permit Status
  - Schedule of Local Zoning Approvals
  - Certification of Utility Officials Notification
- Cost Estimates
- Drawings
- Project Manual
- Project Coordination
  - Project coordination checklist

# Cost Estimate Reconciliation Summary

Total Project Budget (SD)	
Direct Trade Costs	\$ 114,253,272
Total Construction Costs	\$ 147,537,907
Total Project Budget	\$ 177,460,645

	PM&C	FBI
Initial DD Estimates:		
Direct Trade Costs	\$ 120,007,420	\$ 119,465,256
Total Construction Costs	\$ 148,942,246	\$ 149,159,405
Post DD Reconciliation:		
Direct Trade Costs	\$ 118,535,406	\$ 118,016,064
Total Construction Costs	\$ 147,581,295	\$ 147,493,401

# FBI Reconciled Estimate

A Substructure	\$ 5,236,131
B Shell	\$ 26,800,921
C Interiors	\$ 17,644,079
D Services	\$ 35,719,320
E Equip & Furnishings	\$ 5,460,914
F Special Construction & Demo	\$ 3,224,738
G Site work	<u>\$ 23,929,960</u>
<b>Direct Trade Costs</b>	<b>\$ 118,016,064</b>
Design Contingency, Escalation	\$ 12,391,153
General Conditions	\$ 11,105,327
Bonds and Insurance	\$ 3,030,989
CM Fee	<u>\$ 2,949,868</u>
<b>Total Construction Cost</b>	<b>\$ 147,493,401</b>

# Alternates

	PM&C	FBI
Sports Field Storage Building	\$ 51,216	\$ 62,565
Additional athletic field irrigation (beyond base project scope) @ 245,000 sq ft	\$ 514,500	\$ 491,292
Provide 435,000 sq ft sod in lieu of seed for athletic fields	\$ 887,400	\$ 919,447

# Next Steps & Upcoming Meetings

## Design Team Meetings:

- Security (building, site)
- Traffic Measures
- FF&E
  - April 9<sup>th</sup> – all day, on site
- LEED Resiliency Pilot Credit Meetings:
  - (2) 90-minute virtual meetings - architecture, engineers, Owner and OPM

## Conservation Commission – Notice of Intent

- 4/11 - Filing Date
- 4/15-4/19 Site walk w/ CC & GZA - TBD
- 4/24 – Public Hearing
- 5/8 – Public Hearing if required

## Site Plan Review

- 4/12 Filing Date
- 4/12 – 5/17 – Design Review Committee Review
- 5/21 - Public Hearing – Planning Board
- 6/18 – Public Hearing – Planning Board
- 7/2 – Public Hearing – Planning Board - if needed

# Early Release Packages

<u>Early Release Package</u>	<u>Design Set</u>	<u>Drawing Package Issued</u>	<u>Package Clarification/Amendment Inclusions</u>
ERP 1 (Enabling Work)	DD - Enabling	4/5/2024	BP31-1: Enabling Work -Temp Fence -Erosion Controls -Enabling Site (Site Demo and Salvage, Earthwork/ Grading, Temp parking lot, --Construction Access Road, Temp trailer Setup) -Enabling Utilities (Electrical, Gas, Power, Fiber, Sewer, Drainage) -Receiving Door and Electrical for Door -Temp Electric -Fiber ductbank and cutover -Enabling Abatement/ Demo (Oil Tank removal and backfill, Transit Piping, smokestack)
ERP 2	60%	7/24/2024	BP-3-1: Building Concrete BP5-1: Structural Steel & Decking BP6-1: Structural Timber BP31-2: Sitework BP26-2: (Material Only) Switchgear, Transfer Switch (ATS), Generator BP7-1: Foundation Damproofing (FSB) BP 14-1: Elevator (FSB)
ERP 3	90%	10/28/2024	BP-21: Fire Suppression (FSB) BP-22: Plumbing (FSB) BP-23: HVAC (FSB) BP-26: Electrical (FSB)
Remaining Packages	100%	12/2/2024	Remaining Trades including remaining FSB's



# Logistics & Schedule



Foundations - Fall 2024

Existing school access point

Maple St

Maple St

Maple St

Maple St

Norden St

Norden St

# Logistics & Schedule

**FONTAINE BROS., INC.**  
CONSTRUCTION MANAGERS  
GENERAL CONTRACTORS

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CLIENT  
MSBA

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ISSUE  
February 27,  
2024

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PROJECT  
East  
Longmeadow  
High School

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DRAWN BY  
Fontaine Bros.  
DESCRIPTION  
Site Logistics Plan

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**SL**

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# Logistics & Schedule



# Logistics & Schedule



# Logistics & Schedule



Fall 2026

# Logistics & Schedule

**FONTAINE BROS., INC.**  
CONSTRUCTION MANAGERS  
GENERAL CONTRACTORS

CLIENT  
MSBA

ISSUE  
February 27,  
2024

PROJECT  
East  
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DRAWN BY  
Fontaine Bros.  
DESCRIPTION  
Site Logistics Plan

**SL**

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# Logistics & Schedule

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# Motions and Approvals

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# Motions:

1) “The East Longmeadow School Building Committee (“SBC”) has completed its review of the Total Project Budget for the East Longmeadow High School Project and approves the submittal to MSBA for consideration.”

2) “The East Longmeadow School Building Committee (“SBC”) has completed its review of the 100% Design Development submittal for the East Longmeadow High School Project and vote to approve and authorize the Project Team to submit the Design Development related submittals to the MSBA for consideration.”

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Thank you!

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JWA | SMMA