



WILMINGTON PUBLIC SCHOOLS

Wildwood Early Childhood Center Project

School Building Committee Meeting #33

April 15, 2025




Massachusetts School Building Authority

smma  FONTAINE
DORE & WHITTIER



Agenda

1. Call to Order
2. Approval of Minutes
3. Approval of Invoices
4. Design Update
 1. Cost Update
 2. Schematic Design Package
 3. Approval of Schematic Design Package Submission
5. Discussion/Correspondence/New Items
6. Committee Questions
7. Public Comments
8. Next Meeting: Tuesday June 3, 2025
9. Adjourn

Approval of Minutes



SMAA
1000 Massachusetts Ave.
Cambridge, MA 02138

Page 88

Minutes

Project Name:	Wilmington Wildwood Early Childhood Center	Project Number:	22527
RE:	School Building Committee	Meeting Date:	03/25/2025
Prepared by:	Sarah A. Tronicko	Meeting No:	31
Location:	Hybrid Meeting, Wilmington High School, Large Group Instruction Room, 159 Church Street, Wilmington, Massachusetts and Remote Participation Meeting via Zoom Webinar		
	Involving members of Wildwood Building Project subcommittee, WCHS and WCHSE		
Distribution:	School Building Committee		

Attendees

Wildwood School Building Committee

Diane M. Allen	Remotely	Doreen Kelley	Present
Gregory B. Berdell	Present	Craig Miner	Present
Kate Biswell	Present	Christine Murray	Present
Dr. Diane Brandt-Coul	Present	Justin O'Donnell	Present
Kevin A. Cara	Left late	Christine Premelegand	Absent
Michael Comasco	Present	Paul J. Molnar	Absent
Justin Cuccia	Present	David A. Rapabile	Present
Melanie Galko	Remotely	Paul Ruggiero	Present
Nicholas Golden	Absent	Stacey Scott	Remotely
Christine Holman	Remotely	R. Erik Stigall	Present
John C. Hoolaway	Present	Stephen Turner	Present
		Vivian Varboodas, vice chair	Remotely

SMAA OPM

Jillie Lebus	Present
Director, OPM Services & Project Manager	
Sarah Tronicko	Absent
Assistant Project Manager	
Dover/Whitler Architects	
Donald Walton	Remotely
Principal in Charge	
Lee P. Dine	Present
Principal Designer	
Paul Phillips	Present
Project Manager	
Bryce Taff, Designer	Remotely
Fortune Bros.	
David Fontaine, Jr., CEO	Absent
Walt Day	Present
Project Executive	
Maria Abbello	Remotely
VP of NE Business	
Chelsea Mullins	Remotely
VP of NE Construction	
Chad L. Ewyer	Present
Project Manager	

Item No.	Action	Discussion
31.01	Record	Chair, Glenn Brandt, called the meeting to order at 6:30 PM. Roll Call of the School Building Committee was performed to ascertain for all of those who are present through remote participation on Zoom. The attendance listed on the roll call can be found on page 1 of these minutes. This meeting was conducted through Zoom Webinar as remote participation as those listed as Remote for this meeting using Remote, those Present in Large Group Instruction Room of Wilmington High School are listed as Present and those Absent were not Present via Remote Participation or In Person. K. Cara and N. Golden were not present during roll call.

smaa.com

[illegible]

SMAA
1000 Massachusetts Ave.
Cambridge, MA 02138

Page 01

Minutes

Project Name:	Wilmington Wikwood Early Childhood Center	Project Number:	22527
RE:	School Building Committee	Meeting Date:	03/31/2023
Prepared by:	Sarah A. Tonawick	Meeting No.:	31
Location:	Hybrid Meeting, Wilmington High School, Large Group Instruction Room, 150 Church Street, Wilmington, Massachusetts and Remote Participation Meeting via Zoom Webinar meeting conducted via Wikwood Building Project website (MTC) and YouTube		
Distribution:	School Building Committee		

Attendees

Wikwood School Building Committee

Doreen M. Allen	Remote	Doreen Kelley	Present
Gregory B. Bordini	Remote	Craig Miner	Present
Kate Bissell	Present	Christine Murray	Present
Dr. Glenn Brand, Chair	Present	Judith O'Donnell	Present
Karen A. Carr	Absent	Christine Porembkasing	Present
Michael Camozio	Present	Paul J. Moranget	Present
Justin Casar	Present	Daniel A. Rapadole	Present
Melanie Gelsdorf	Remote	Paul Ruggiero	Present
Nicholas Golden	Present	Stacey Smith	Absent
Christine Holahan	Present	R. Eric Siegel	Present
John C. Holway	Absent	Stephen Turkin	Present
		Vivian Varboles	Present

SMAA OPM

Jill Leduc	Present
Director, OPM Services & Project Manager	
Sarah Trappella	Absent
Assistant Project Manager	
Dave/Whitney Architects	
Donald Walton	Remote
Project Manager	
Leo P. Dione	Present
Project Designer	
Rachel Philip	Present
Project Manager	
Brynnie Tuffe	Present

Farfalle Bros.

David Fontaine, Jr., CEO	Absent
Rick Day	Present
Project Executive	
Maria Abdalla	Present
VP of Services	
Chakras Mathias	Remote
VP of Construction	
Chad L. Enayati	Present
Project Manager	

Item No.	Action	Discussion
32.01	Record	Chair, Glenn Brand, called the meeting to order following Community Forum No. 8, & Roll Call of the School Building Committee was performed by V. Varboles to account for all of those who are present through remote participation on Zoom. The attendance based on the roll call can be found on page 1 of these minutes. This meeting was conducted through Zoom Webinar as remote participation to those listed as Remote for this meeting were Remote, those Present in Large Group Instruction Room of Wilmington High School are listed as Present and those Absent were not Present via Remote Participation or in Person. K. Carr and S. Scott did not announce their presence during roll call.

smaam.com

smma

Phase 03

Discussion

Approval of Minutes

G. Board advised that the draft minutes of the March 25, 2025 School System Boarding Committee Meeting would be presented at the April 15, 2025 meeting as they were not ready for approval due to the close proximity of this meeting.

Approval of Project Scope and Budget

L.D. reviewed the Project Scope and Budget history with the Preliminary Design Program having and estimated project cost range of \$194M to \$243.5M which equates to \$136.21 to \$159.76 per square foot of school. The schematic Design Construction Cost Estimate came in at \$137.7M and Dave-Whitler has been working with the Town Manager, SMMA and Fontaine Bros, over the last week on the 2031 Form to come up with the full project cost. This includes the construction costs plus all of the soft costs that include furnishings, technology, design, management fees and contingencies. Estimating is being done and until the point of construction which is about 18 months. As a group, it was important to make sure that the project was risk protected as there is only one life of the age up to run to the Wilmington community in order to have the project approved at Town Meeting for authorization and Ballot Issue to support this school project and this budget. We had looked from the PDP phase which became \$177.6M to \$195.3M by the Preliminary Schematic Report phase which is \$15.08M to \$2.20M per square foot and currently at the completion of Schematic Design the Estimated Project Budget is \$273,250,626 which is \$1,037 per square foot and this is for a construction cost of approximately 18 months from now. The project is on budget and a construction effort has been made to keep the project on budget as the project design moved through the phases while incorporating decisions of the SBC during the course of the its development. The project on the very low end of the range of the pricing and it is a good place to be for the school project. It is felt that enough contingency has been added to take care of enough of the unknowns from a design perspective. There is Design Contingency to place to cover the items that Fontaine Bros, has not seen as Dave-Whitler has not drawn them out at this stage in the design. A good idea of what goes into the design for what is needed to complete the building but there are some unknowns that this contingency will cover. Fontaine also carries contingency within their cost estimating for that same reason. Outside of construction on the owner's side of soft cost contingencies there are Owner costs that have been talked about with construction contingency which is hard cost contingency which is 5% of the project cost and there is another soft cost contingency for those parts of the project that could not be covered at this time in the project. It is important to know that money can be moved from one line item to another if it is not being spent there is a risk protection in place. If the risk does not show itself, then the money can be moved within the budget to accommodate. If budget is not covered by the end of the project, the money would be left back to the Owner.

- E. Sledge advised that the time with L. Dore and J. Leukus spent on the 2031 Form was time was approached in addition to the resources of information gathered from the MSRA about the soft costs and hard costs that have been historically for other

Discussion

elementary school projects in the pipeline since 2018 to have an idea of what should be planned for this project. Analysis of the percentages for these costs and comparing with the project's costs shows that the costs that are captured in this project are reasonable as there is an extra buffer that can help plan for what is a question currently with the tariff issue and other costs that are outside of the control of the project that have the potential to impact it. It is good to see that it is all baked into the number and still the project cost is coming in under the range that was projected, a good place to be with all this project. These include the OPM and Designer fees that will be consistent with what other projects that have been done since 2014.

- C. Prendergast confirmed that the \$17.7M amount is the amount before the reimbursement from the MSBA and there will be a portion that the MSBA is reimbursing the District for and the Washington community will be responsible for its portion. N. Golden advised that the \$17.7M amount also includes all of the furnishings, fixtures and equipment and an estimated reimbursement rate that is included. N. Golden asked what this reimbursement rate is based upon? J. Dore explained the Construction Cost will be based upon everything that is in Fortaine Bros. contract and Project Costs are those that are outside of that so it is all of the new furnishings for the new school, the new technology that will go into the new building, Design Fees, OPM Fees, Insurance costs and many layers of contingencies make up the difference. The reimbursement rate in the 2021 form is based upon formulas that make up the reimbursement rate that is in fine print that is baked into this workbook that represents incentives, caps, and in there also includes the base reimbursement rate for Washington. There is Executive order for Maintenance to encourage the District to have a good job maintaining these buildings over time. The direction of this Committee is that there is a desire for a sustainable building and 4 points were a reasonable rate to collect all 4 available Sustainable Green points. There are 5 extra incentive points in addition for the base rate and MSBA needs to review and come back to agree with these calculations in order to state what the reimbursement rate will be for this project. The MSBA grant will be looked at to see how the cost to the District can be brought down as a local share.
- M. Gallucci asked about the contingencies that are in the amount? L. Dore advised that there is 12% inside of the Construction Cost plan an additional 6.5% outside which is 5% for Owner's Construction Contingency and 1.5% for the Owner's Service contingencies and those that are expended with these Owner Contingencies have decisions that rest with the School Building Commission and not the Board. J. Dore advised that there is a hard cost contingency which is where the Change Order requests approved by the SBC for the construction and purchases for the project will come out of and the Soft Cost

Discussion

Contingencies where consultant service costs that are approved by the SRC will be covered. Both of these contingencies, hard and soft, are not even events through approval decisions made through the School Building Committee.

- S. Tamar asked if 18.5% is enough contingency that is needed so that the children and educational program is not impacted in their needs by the new school. P. McInerney advised that it is estimated that the reimbursement would be approximately \$2.84% for the District which would add up to a \$50M reimbursement which would be a cost of approximately \$112M for Warrington and it could potentially go even lower with some creative ideas on the Town side. V. Vardachian advised that there will be a portion of the items that will be deemed eligible and ineligible of the costs as used so far on the 3011 form by the MSBA so it will not be as close as 52.84% as it will be on a case-by-case basis.
- D. Alan asked where the reimbursement rate was derived from? J. Leduc advised that the MSBA has Warrington's reimbursement rate listed on its website as 47.84% plus the five (5) incentive points would bring the reimbursement rate to 52.84%. D. Alan asked if the 18% contingency taken into account inflated? L. Dove advised that it is an attempt to account for future escalations so that contingencies are built into the project. E. Siegle further advised that the reason why there is no specific reimbursement rate that can be confirmed at this time is because the Schematic Design Report together with the 3011 and the Project Scope and Budget need to be reviewed by the MSBA and confirmed that these are all in agreement and within their scope relating to eligible and ineligible spaces. If they are not in agreement, there will be conversations had to review and work with the MSBA so everyone is on the same page with the goals, needs, and scope for this project.
- K. Bissard noted that there was a higher true limit for FFE that is within the 3011 form and acknowledged that it would be based upon the 735 enrollment rate but it does not include the Pre-K population that would be part of that number. Does this additional amount over the cap account for the additional student population that would be the Pre-K-A1's. D. Dove advised that yes, it does and that is why the number is higher than the cap and it will need to be taken into consideration due to the enrollment being higher to include the Pre-K students population. The budget line item is an account for \$2,200 per student for 735 students and the FFE needs over and above that is in line with those that are being seen in the marketplace for Pre-K spaces currently in the process. D. Bissard advised that there is the potential of lowering the cost of FFE as well as the process of the choices of items is lighting. L. Dove advised that Basis of Design projects have been chosen for the project that come within the budget that has been set to date and

	within the budget cost and watch to make sure that these prices are not fluctuating. This will be done with 3 more estimates performed after the appropriation vote and this will be the check to ensure that the project is still falling within range of the budgeted amount and see how it is going as the design is further developed. This will assist in determining whether there needs to be a change in course for material selection and expenditures as needed. It is not desired to cut budget that is set out for the educational program. • D. Allen asked if the fees of the Designer and CPDM are standard for the project? E. Slagle advised that the DPM and Designer fees are in alignment with those that are for projects of this type and size in the Commonwealth of Massachusetts. Having reviewed the data on the MSBA site from the last 20 years has been performed to confirm for elementary schools. V. Varadhan made a motion to confirm the Project Scope and Budget to the MSBA as written, N. Golden seconded the motion, Roll call vote resulted in a unanimous vote, motion passes.
	Public Comments – None
	Discussion and Committee Questions – None
	Correspondence – None
	Next Meeting: Tuesday, April 15, 2025
	Adjourn G. Boyd thanked the committee for their efforts and invited a motion to adjourn. • E. Slagle motioned to adjourn. C. Pradergast seconded the motion. Roll call vote, motion carried by unanimous vote.

with the understanding reached. Please contact the author if you have any comment with these Project Minutes:

FOR APPROVAL

April 3, 2025



Town of Wilmington
Wilmington School Building Committee
121 Glen Road Wilmington, 01887

Meeting Minutes
Thursday, April 3, 2025

Dr. Glenn Brand called the meeting to order at 6:00 PM.

Ms. Vivian Varbedian proceeded to make a roll call of attendance.

Present: Diane Allan, Greg Bendel, Glenn Brand, Kevin Cairn, Michael Camoscio, Maryanne Gallezzo, Nicholas Golden, Dennis Kelley, Paul Melaragni, Greg Minor, Judy O'Connell, Paul Ruggiero, and Eric Slagle.

Absent: Kate Bissel, Justin Cusce, Christine Holloran, John Holloway, Christine Murray, Christine Prendergast, David Ragsdale, Stephen Turner, and Stacey Scott.

DISCUSSION OF CONSULTANT CONTRACTS

Dr. Brand turned the room over to Mr. Slagle. Mr. Slagle made committee members and viewers at home that the contract for OPM and Design Services are structured by MSBA to expire at the end of Schematic Design Phase. For purposes of the OPM contract, after multiple meetings with the Leadership Teams: SMMA, MSBA, Town Counsel, and various Committee Members, it has been determined that the Town will not be moving forward with SMMA acting as the OPM for the construction phase of the project. Mr. Slagle added that the town had chosen not to exercise the option to make a change in key personnel, rather SMMA has indicated that they would amicably part ways.

Mr. Slagle explained that the town would need to go out to bid for OPM services and that MSBA has provided an outline of how that process would look. A request for services will need to be submitted by April 17th, 2025. Mr. Slagle provided an overview of the required advertising requirements and timeline, resulting in the approval of a new OPM in early July. Mr. Slagle clarified that the Schematic Design Phase would not end on May 1st in conjunction with the submission of the Schematic Design but would end after the June 25th MSBA hearing; SMMA would be assigned to the project until then.

Mr. Slagle explained that Dore and Whittier, as well as the Construction Manager At-Risk firm, Fontaine Bros., Inc., had been notified of the Town's standpoint. Mr. Slagle added that despite parting ways with SMMA, the town still has two excellent firms assigned to the project. Mr. Slagle added that the two firms would be responsible for establishing preliminary estimates, and that SMMA offered \$35,000 from their contract for Fontaine Bros., Inc., and Dore and Whittier to do so.

Wilmington School Building Committee
Meeting Minutes – Thursday, April 3, 2025
Page 2 of 3

Mr. Slagle informed the Committee that the new OPM will be hired within the budget that was submitted with the 30-11 form. Mr. Slagle explained that most OPMs are aware of similar situations happening, and that he was aware of multiple firms looking forward to bidding on this project.

Mr. Slagle stated that he is fully prepared to execute an amendment with Dore and Whittier for them to continue their services through the construction phase of the project. From his perspective, he was impressed with their flexibility and ability to listen to what the town is saying and bring the design closer to what the town wants. Mr. Ruggiero agreed with Mr. Slagle. Mr. Golden expressed that he had been impressed with how they handled the abutters meeting. Mr. Bendel stated that he had been impressed with Rani Phillips of Dore and Whittier, specifically her thoroughness and ability to answer questions. Dr. Brand added that behind the scenes communication has been excellent, and that they have been wonderful to work with. Ms. Allan agreed, stating that she was pleased with their performance so far.

Dr. Brand asked Mr. Slagle if the committee would need to take any action at tonight's meeting with respect to either contract. Mr. Slagle clarified that the committee would be voting on an extension of the Dore and Whittier contract later in the summer.

Ms. O'Connell stated that Mr. Slagle had taken a very methodical approach as a new manager, not rushing any decisions, reaching major milestones in the process, and reaching a collective decision. Ms. O'Connell also added that MSBA had reassured the town that changing OPMs would not negatively affect the project. Mr. Bendel added that the Yentile Farm Project had seen a change in management, and the project had turned out quite well.

VOTE TO ESTABLISH AN OPM REVIEW COMMITTEE (VOTES MAY BE TAKEN)

Mr. Slagle noted that he had asked folks to participate as members of the OPM Review Committee, and that the committee will have a window of May 21st through June 11th, to shortlist firms, interview, have a meeting to select an OPM and to prepare a selection package to provide MSBA. Mr. Slagle stated it would be beneficial to have Mr. Kelley on the Committee, along with Paul Melaragni, Paul Ruggiero, and Judy O'Connell; given their experience and involvement with the project. Mr. Slagle stated that one more member is needed. Ms. Allan volunteered, explaining that she had been involved in a similar process for the Senior Center.

Mr. Slagle made a motion to appoint Mr. Kelley, Paul Melaragni, Paul Ruggiero, Judy O'Connell, and Diane Allan to the OPM Review Committee, seconded by Craig Minor and voted unanimously:

VOTED: To appoint Mr. Kelley, Paul Melaragni, Paul Ruggiero, Judy O'Connell, and Diane Allan to the OPM Review Committee.

DISCUSSION/NEW ITEMS

Wilmington School Building Committee
Meeting Minutes – Thursday, April 3, 2025
Page 3 of 3

Ms. O'Connell advised that the water bill inserts had been completed by Shawsheen Tech, and had come out great. These will be delivered to the Treasurer/Collector's Office by April 17th. Ms. O'Connell thanked Mr. Camoscio for establishing a working relationship with Shawsheen Tech, as he had handled the prior water bill insert order. Dr. Brand also thanked Mr. Camoscio for bringing up the Fourth of July Celebration and how to incorporate advertisement materials into the event.

ADJOURNMENT

At the conclusion of the discussion, being no further business, a motion was made by Ms. Varbedian for the Wilmington School Building Committee to adjourn, seconded by Mr. Craig and voted unanimously:

VOTED: That the Wilmington School Building Committee adjourn.

The meeting adjourned at 6:27 pm.

Respectfully submitted,

Thomas F. Donahue

Approval of Invoices



FOR APPROVAL



SMMA
1000 Massachusetts Ave.
Cambridge, MA 02138

Warrant No. 23

Project: Wildwood Early Childhood Center, Wilmington, MA
SMMA Project No. 22127
Date: 4/15/2025
Prepared by: Julie Leduc, Sarah Traniello

Approved On: _____

School Building Committee for the Wilmington Early Childhood Center hereby authorizes the payment for the obligations incurred for the value received in services and for materials shown below:

Vendor	Invoice No.	Invoice Date		Invoice Amount	ProPay Code	Balance After Invoice
Dore+Whittier Architects <i>Architectural Basic Services - Schematic Design</i>	22	3/31/2025		\$ 53,900.00	0002-0000	\$ 77,000.00
Dore+Whittier Architects <i>Site Services - Designer Amendment No. 3 Traffic Study</i>	22	3/31/2025	AM-3	\$ 1,320.00	0003-0000	\$ 10,560.00
Dore+Whittier Architects <i>Site Services - Designer Amendment No. 3 GeoEnvironmental Engineering</i>	22	3/31/2025	AM-3	\$ 14,369.30	0003-0000	\$ 13,836.90
Total				\$ 69,589.30		

Activities for the Month of February 2025	
1	Weekly Leadership Working Group meetings to review progress.
2	Prepare imagery for exterior, interior and landscape imagery
3	Prepare presentation and participate in School Building Committee Meeting on March 5, 2025 – Updated Project Imagery
4	Meeting with CISA to review Security – March 6, 2025
5	Cost Estimate Review and Reconciliation Process held on March 18, 2025
6	Weekly meetings with PR Working Group
7	Meetings with the Sustainability Working Group – March 19, 2025
8	Prepare project information insert for distribution in the Town water bill mailing.
9	Prepare presentation and participate in School Building Committee Meeting on March 25, 2025 – Review Construction Cost Estimate nad Updated Project Imagery
10	Meetings with the Sustainability Working Group – March 19, 2025
11	Develop Project Scope and Budget with OPM and Review with Town
12	Prepare presentation and participate in School Building Committee Meeting on March 31, 2025 – Approve Project Scope and Budget

Project Scope and Budget Update

Preliminary Design Program

Estimated Project Cost Range

\$194.0M – \$214.5M
(March 2024)

\$1,156 - \$1,278 /SF

Preferred Schematic Report

Estimated Project Cost Range

\$177.6M - \$196.3M
(July 2024)

\$1,086 - \$1,200 /SF

Schematic Design

Estimated Project Cost

\$173,250,626
(March 2025)

\$1,050/SF

On Budget!

Updated

Wilmington School District
Wildwood Elementary School

DRAFT

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)		Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
Feasibility Study Agreement			Enter Budget Values for all light yellow highlighted cells	
OPM Feasibility Study		\$200,000		\$200,000
AME Feasibility Study		\$800,000		\$800,000
Environmental & Site		\$100,000		\$100,000
Other		\$100,000		\$100,000
Feasibility Study Agreement Subtotal		\$1,200,000		\$1,200,000
Administration				
Legal Fees		\$100,000		\$100,000
Owner's Project Manager				
Design Development		\$400,000		\$400,000
Construction Contract Documents		\$800,000		\$800,000
Bidding		\$250,000		\$250,000
Construction Contract Administration		\$3,170,000		\$3,170,000
Closeout		\$140,000		\$140,000
Extra Services		\$140,000		\$140,000
Reimbursable & Other Services		\$80,000		\$80,000
Cost Estimates		\$0		\$0
Advertising		\$20,000		\$20,000
Permitting		\$120,000		\$120,000
Owner's Insurance		\$300,000		\$300,000
Other Administrative Costs		\$200,000		\$200,000
Administration Subtotal		\$5,520,000		\$5,520,000
Architecture and Engineering				
Basic Services				
Design Development		\$3,400,194		\$3,400,194
Construction Contract Documents		\$4,772,818		\$4,772,818
Bidding		\$681,831		\$681,831
Construction Contract Administration		\$4,090,988		\$4,090,988
Closeout		\$681,831		\$681,831
Other Basic Services		\$175,000		\$175,000
Basic Services Subtotal		\$13,811,822		\$13,811,822
Reimbursable Services				
Construction Testing		\$25,000		\$25,000
Printing (over minimum)		\$40,000		\$40,000
Other Reimbursable Costs		\$630,000		\$630,000
Hazardous Materials		\$300,000		\$300,000
Geotechnical & Geo-Environmental		\$250,000		\$250,000
Site Survey		\$25,000		\$25,000
Wetlands		\$0		\$0
Traffic Studies		\$60,000		\$60,000
Architectural / Engineering Subtotal		\$15,141,622		\$15,141,622
CM at Risk Pre-Construction Services				
Pre-Construction Services		\$320,000		\$320,000
Site Acquisition		\$0		\$0
Land / Building Purchase		\$0		\$0
Appraisal Fees		\$0		\$0
Recording fees		\$0		\$0
Site Acquisition Subtotal		\$0		\$0
CONSTRUCTION COSTS				
Foundations		\$2,196,232		\$2,196,232
Basement Construction		\$3,622,362		\$3,622,362
SHELL				
Super Structure		\$11,031,003		\$11,031,003
Exterior Closure		\$0		\$0
Exterior Walls		\$12,000,405		\$12,000,405
Exterior Windows		\$2,325,950		\$2,325,950
Exterior Doors		\$167,920		\$167,920
Roofing		\$2,860,570		\$2,860,570
INTERIORS				
Interior Construction		\$9,876,384		\$9,876,384
Staircases		\$1,058,675		\$1,058,675
Interior Finishes		\$6,518,455		\$6,518,455
SERVICES				
Conveying Systems		\$259,620		\$259,620
Plumbing		\$3,504,390		\$3,504,390
HVAC		\$13,913,586		\$13,913,586
Fire Protection		\$1,317,979		\$1,317,979
Electrical		\$9,832,422		\$9,832,422
EQUIPMENT & FURNISHINGS				
Equipment		\$1,298,040		\$1,298,040
Furnishings		\$2,797,855		\$2,797,855
SPECIAL CONSTRUCTION & DEMOLITION				
Special Construction		\$0		\$0
Existing Building Demolition		\$555,410		\$555,410
In-Building Hazardous Material Abatement		\$1,316,600		\$1,316,600
Asbestos Containing Floor Material / Ceiling Tile Abatement		\$160,000		\$160,000
Other Hazardous Material Abatement		\$0		\$0
BUILDING SITE WORK				
Site Preparation		\$4,013,109		\$4,013,109
Site Improvements		\$8,197,224		\$8,197,224

Site Civil / Mechanical Utilities	\$7,418,809	\$0	Cell C16 - Scope Excluded
Site Electrical Utilities	\$965,690	\$0	Cell C16 - Scope Excluded
Scope Excluded Site Work	\$0	\$0	Cell C16 - Scope Excluded
Construction Trades Subtotal		\$101,808,770	\$101,808,770
Contingencies (Design and Pricing)	\$10,180,877	\$16,000	Cell C16 - Scope Excluded
Sub-Contractor Bonds	\$768,962	\$1,208	Cell C16 - Scope Excluded
C/B/S Insurance	\$0	\$0	Cell C16 - Scope Excluded
General Conditions	\$12,691,698	\$19,946	Cell C16 - Scope Excluded
C/B/S Overhead & Profit	\$0	\$0	Cell C16 - Scope Excluded
CM/PM Insurance	\$0	\$0	Cell C16 - Scope Excluded
CM/PM Fee	\$2,661,713	\$4,163	Cell C16 - Scope Excluded
CM/PM Contingency	\$1,996,280	\$3,137	Cell C16 - Scope Excluded
Escalation to Mid-Point of Construction	\$7,635,658	\$12,000	Cell C16 - Scope Excluded
Construction Cost over Funding Gap		\$43,981,064	\$43,981,064
Construction Budget		\$137,743,686	\$137,743,686
Alternates			
Ineligible Work Included in the Base Project	\$0	\$0	Cell C16 - Scope Excluded
Alternates Included in the Total Project Budget	\$0	\$0	Cell C16 - Scope Excluded
Alternates Excluded from the Total Project Budget	\$0	\$0	Cell C16 - Scope Excluded
Subtotal to be included in Total Project Budget		\$0	\$0
Miscellaneous Project Costs			
Utility Company Fees	\$200,000	\$0	Cell C16 - Scope Excluded
Testing Services	\$500,000	\$0	Cell C16 - Scope Excluded
Swing Space / Modulators	\$0	\$0	Cell C16 - Scope Excluded
Other Project Costs (Mailing & Moving)	\$350,000	\$350,000	Cell C16 - Scope Excluded
Miscellaneous Project Costs Subtotal		\$1,050,000	\$1,050,000
Furnishings and Equipment			
Furniture, Fixtures, and Equipment	\$1,861,000	\$755,000	Cell C16 - Scope Excluded
Technology	\$1,861,000	\$755,000	Cell C16 - Scope Excluded
FF&E Subtotal		\$3,722,000	\$3,722,000
Soft Costs that exceed 20% of Construction Cost		\$0	\$0
Project Budget		\$164,297,288	\$164,297,288

Board Authorization		75.00	47.84 Reimbursement Rate Before Incentive Points
Design Enrollment		75.00	5.00 Total Incentive Points
Total Building Gross Floor Area (GSF)		165,039	52.84% MSBA Reimbursement Rate
Total Project Budget (excluding Contingencies)		\$154,297,288	
Scope Items Excluded or Otherwise Ineligible		\$- \$3,255,311	NOTES
Third Party Funding (Ineligible)		\$- \$0	This template was prepared by the MSBA as a tool to assist Districts and consultants in understanding MSBA policies and practices regarding potential impact on the MSBA's calculation of a potential Basis of Total Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations which the MSBA may use in determining whether items are eligible for reimbursement by the MSBA. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimates generated by the District using this template.
Estimated Basis of Maximum Total Facilities Grant ¹		\$111,041,977	
Reimbursement Rate		52.84%	
Est. Max. Total Facilities Grant (before recovery)		\$58,674,581	
Cx Costs associated with Ineligible Building Area ²		\$- \$21,763	
Cost Recovery associated with Prior Projects ³		\$- \$172,410	
Estimated Maximum Total Facilities Grant ¹		\$56,480,408	

Construction Contingency ²	\$6,887,163	2 - Costs associated with the commissioning of ineligible building area is estimated to result in the recovery of a portion of the overall commissioning cost. The OPM has estimated this recovery of funds to be \$_____. The proposed demolition of the _____ School is expected to result in the MSBA recovering a portion of state funds previously paid to the District for the _____ project at the existing facilities completed in _____. The MSBA will perform an independent analysis based on a review of its records and information and estimates provided by the District for the proposed school project that may or may not agree with the estimated cost recovery generated by the District and its consultants using this template.
Ineligible Construction Contingency ³	\$5,509,748	
"Potentially Eligible" Construction Contingency ³	\$1,377,437	
Owner's Contingency ³	\$2,066,155	
"Potentially Eligible" Owner's Contingency ³	\$1,377,437	
Total Potentially Eligible Contingency ³	\$2,066,155	
Reimbursement Rate	52.84%	
Potential Additional Contingency Grant Funds ³	\$1,091,756	
Maximum Total Facilities Grant	\$59,572,164	
Total Project Budget	\$173,250,620	

By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.	By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.	By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.	By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.
By: _____ Title: Chair of School Building Committee	By: _____ Title: Chief Executive Officer	By: _____ Title: Superintendent of Schools	By: _____ Title: Chair of the School Committee
Date: _____	Date: _____	Date: _____	Date: _____

Schematic Design Package

Schematic Design Submission Contents

Module 4

4.1.1 DESE Submission

4.1.2 Schematic Design Binder

4.1.3 Schematic Design Project Manual

4.1.4 Schematic Design Drawings

Schematic Design Submission Contents

4.1.1 DESE Submission

- **Special Education Delivery Methodology**
- **Space Summary and Narrative**
- **Floor Plans**
- **Adjacency Table**

4.1.2 Schematic Design Binder

- **Narrative of Process, Analysis and Design Updates, Cost and Approvals**

Schematic Design Submission Contents

4.1.3 Schematic Design Project Manual

- **Outline Specifications that define the scope of construction**

4.1.4 Schematic Design Drawings

- **Site/Civil**
- **Floor Plans**
- **Roof Plans**
- **Interior and Building Elevations**

Schematic Design Next Steps

SBC Approves SD Submission



Project Scope and Budget Review with MSBA

MSBA Review Comments

MSBA Board of Directors Meeting – June 18, 2025



Town Meeting Vote – Sept 13, 2025

Town Debt Exclusion Vote – Sept 16, 2025

Project Scope and Budget Agreement with MSBA



Proceed into Detail Design – Fall 2025

Approval of Schematic Design Submission



Discussion/
Correspondence/
New Items



Committee Questions



Public Comment



**Thank
You**