



SHARON HIGH SCHOOL

Community Forum

January 24, 2019

AGENDA



Welcome and Intro – Dr. Greer, Superintendent of Schools

Process and Timeline – PMA Consultants

Building Options – Tappé Architects

Discussion

Next Steps

Community Forum

PSR Phase Completion

MSBA Process Overview



MSBA MODULES OVERVIEW

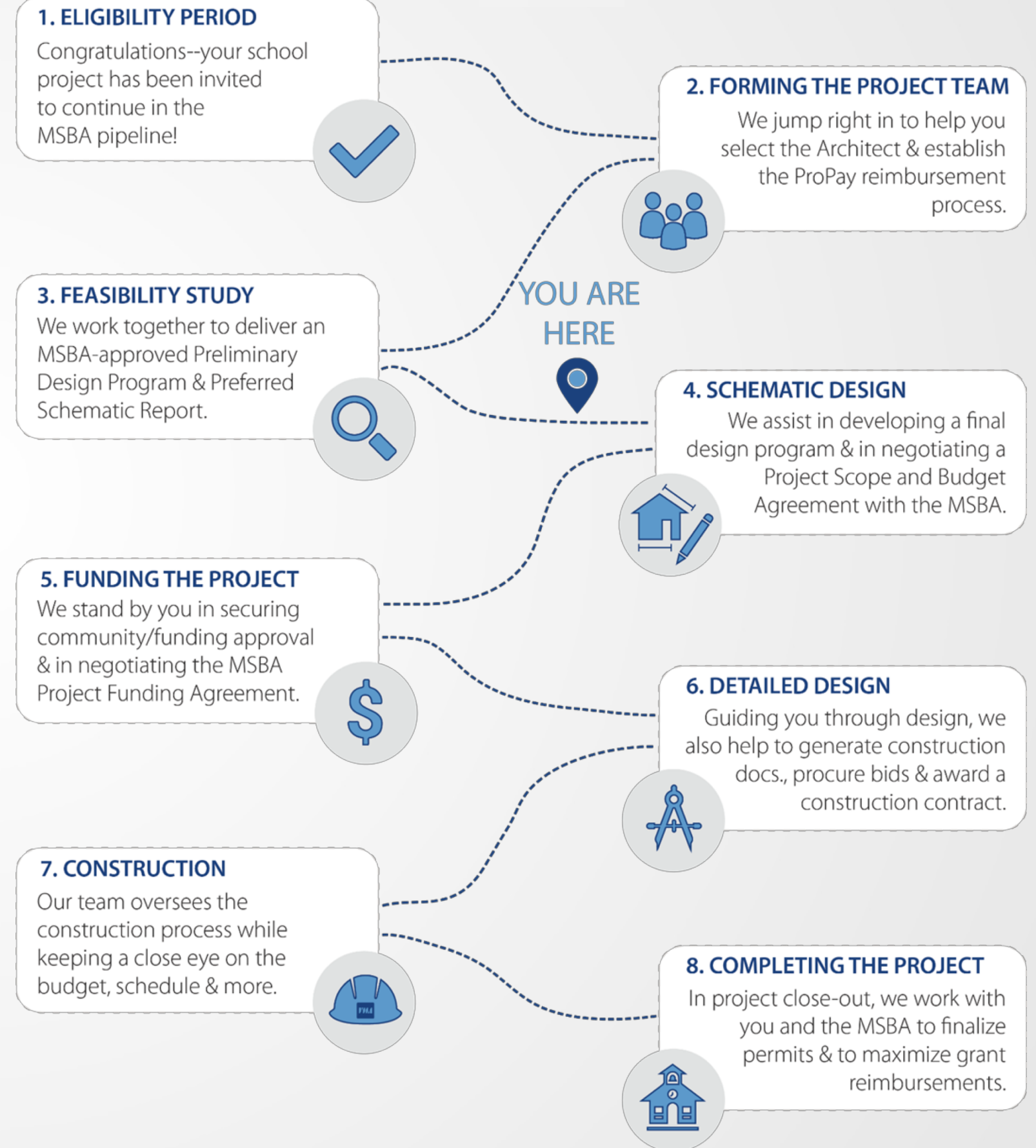
- MSBA approvals enable project to move on to next phases.
- MSBA Board Dates determine project schedule prior to construction.

MSBA GRANT PROGRAM

- Town Reimbursement Rate
- Cost Caps
- Ineligible Project Costs
- Certified Enrollment Agreements

MONTHLY MSBA SUBMITTALS (ALL PHASES)

- Progress Payment “ProPay” System Requests
- OPM Reports (Progress, Schedule, Budget, etc.)



MSBA Progress Overview



Module 1: Eligibility Period **(Complete)**

- Statement of Interest (SOI) to MSBA in April 2016.
- *(SOI outlines building deficiencies and impact to students.)*
- Invited to Eligibility Period in February 2017.

Module 2: Forming the Project Team **(Complete)**

- OPM Selection: Complete (April 2018)
- Designer Selection: Complete (July 2018)

Module 3: Feasibility Study **(Underway)**

- PDP Submitted: (November 21, 2018)
- PSR Submittal: (March 21, 2019)
MSBA FAS Approval (May 29, 2019)
- MSBA Board of Directors Approval (June 26, 2019)
Authorize Project to Enter into Schematic Design

Module 4: Schematic Design **(Next Steps)**

- SD & DESE Packages Submittal: (September 11, 2019)
- MSBA Board of Directors Vote: (October 30, 2019)
- Project Scope & Budget Approved

1. ELIGIBILITY PERIOD

Congratulations--your school project has been invited to continue in the MSBA pipeline!



2. FORMING THE PROJECT TEAM

We jump right in to help you select the Architect & establish the ProPay reimbursement process.



3. FEASIBILITY STUDY

We work together to deliver an MSBA-approved Preliminary Design Program & Preferred Schematic Report.



YOU ARE
HERE



4. SCHEMATIC DESIGN

We assist in developing a final design program & in negotiating a Project Scope and Budget Agreement with the MSBA.



5. FUNDING THE PROJECT

We stand by you in securing community/funding approval & in negotiating the MSBA Project Funding Agreement.



6. DETAILED DESIGN

Guiding you through design, we also help to generate construction docs., procure bids & award a construction contract.



7. CONSTRUCTION

Our team oversees the construction process while keeping a close eye on the budget, schedule & more.



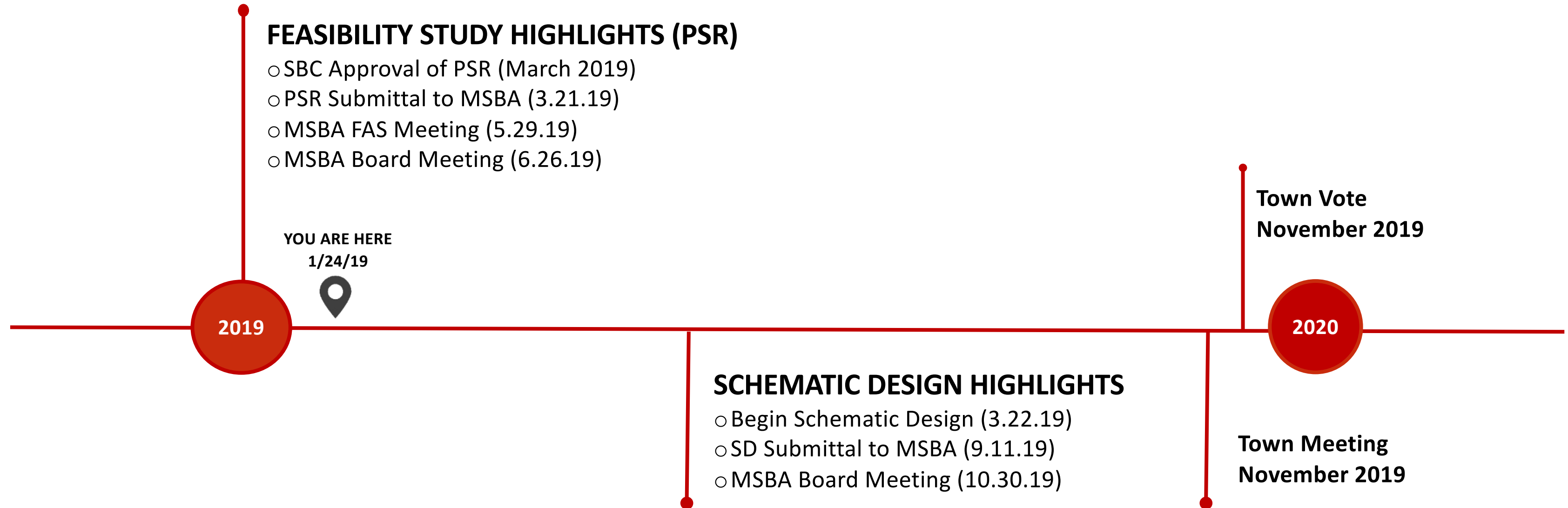
8. COMPLETING THE PROJECT

In project close-out, we work with you and the MSBA to finalize permits & to maximize grant reimbursements.



PSR and Schematic Design Timeline

Sharon High School



Note: The Town must approve the project within 120 days from the MSBA Board vote on 10/30/19.

THE BIG PICTURE

Key Dates

Begin PSR
11/23/18

SBC Approval of PSR
March 2019

PSR Submission to MSBA
3/21/19

PSR MSBA Board Meeting
6/26/19

Begin Schematic Design
3/22/19

Schematic Design MSBA Board Meeting
10/30/19

Town Vote
November 2019

Working with the MSBA:

Understanding the MSBA Grant Program



Once Schematic Design construction cost estimates are performed, the MSBA's Form 3011 is used to determine the maximum total MSBA grant (considering cost caps, ineligible items, etc.).

The Maximum Total MSBA Grant is often not fully received by districts for many reasons, including:

- Unspent Funds (you don't spend the money, you don't get reimbursed for it)
- Bids differ from SD estimate
- Change Orders / Contingency Usage (MSBA reviews each CO to determine eligibility)

Working with the MSBA - Reimbursement



The Town of Sharon's pre-incentive reimbursement rate is 45.32%.

Base Rate = 31%

Income Factor = 2.53%

Property Wealth Factor = 11.79%

Total = 45.32%

Targeted Incentive Points:

Maintenance = 0 - 2% possible

Green Building Program = 2%

Adjusted Total = 47.32% - 49.32%

Working with the MSBA: Understanding Cost Caps



The MSBA funding **assistance** program includes various cost caps, including:

- Construction costs exceeding \$333/ eligible SF will not be reimbursed.
(Eligible SF determined based off of Initial Space Summary, based off of # students)
- FFE & Technology costs over \$2400 / student will not be reimbursed.
- Soft costs may not exceed 20% of Construction Costs.
- Costs related to site work may not exceed 8% of Construction Costs.
- Costs related to OPM Basic Services may not exceed 3.5% of Construction Costs.
- Costs related to Designer Basic Services may not exceed 10% of Construction Costs.
- Construction Contingency over 1% over Construction Costs will not be reimbursed.

Working with the MSBA: Understanding Ineligible Costs



- (a) Any costs for an Approved Project in excess of the Total Facilities Grant.
- (b) Financing costs.
- (c) All costs associated with credit rating services, legal services related to the issuance of any indebtedness, and financial consulting services.
- (d) The cost of legal services.
- (e) The provision of any direct or indirect municipal services.
- (f) Any funds expended by the Eligible Applicant prior to the execution of a PFA.
- (g) All costs associated with site acquisition.
- (h) Unsupported or inadequately supported project costs, as determined by the Authority.
- (i) Maintenance or service contracts and warranties.
- (j) Duplicate costs or costs unrelated to the project.
- (k) The lease, purchase or rental of storage space, storage facilities, storage trailers, or storage containers.
- (l) Costs that are normal operating and maintenance costs of the school district

Working with the MSBA: Understanding Ineligible Costs



- (n) Penalties, processing fees, catalogue fees, sales tax, memberships, and subscriptions.
- (o) The costs of local building permits, inspection fees, and any other such fees.
- (p) Athletic equipment
- (q) All costs associated with the purchase, lease, improvement, or maintenance of modular units.
- (r) All costs associated with the swing spaces used for the housing of students.
- (s) All costs associated with the transportation of students.
- (t) All costs associated with the purchase, lease or use of any vehicle,
- (u) The costs of any supplies related to the Assisted Facility.
- (v) All costs associated with the demolition of buildings, unless such costs are deemed by the Authority in writing prior to said demolition, to be the most cost effective option.
- (w) All costs associated with utilities.
- (x) All costs associated with cell phone purchase or service.
- (y) Dedication, ceremonial or celebratory costs.
- (z) The Authority reserves it right to disallow any costs associated with any change order that deviates from the scope of the project, as determined by the Authority pursuant to the Project Scope and Budget Agreement.
- (aa) Any costs determined by the Authority to be ineligible pursuant to M.G.L. c. 70B, St. 2004, c. 208, 963 CMR 2.00, the MSBA Audit Guidelines, or any other policy, rule, or guideline of the Authority.

OUTREACH & REVIEW

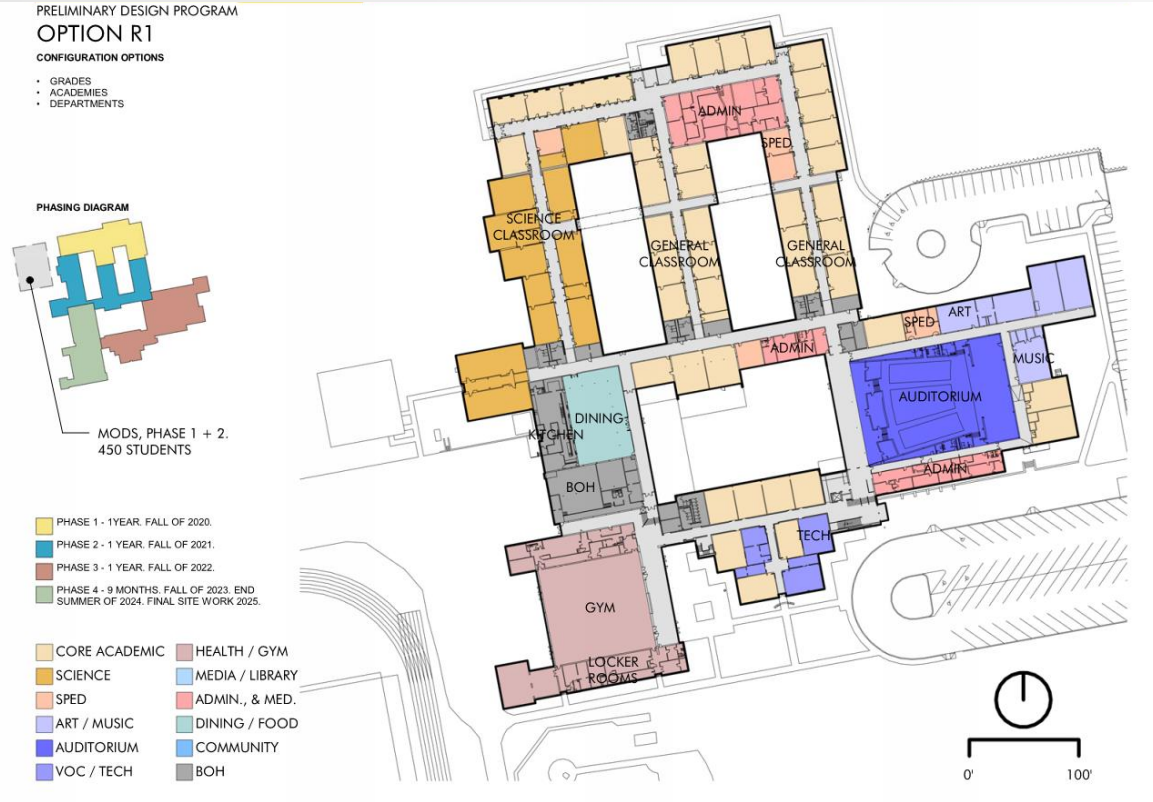


- To date there have been:
 - 3 Days of Visioning Sessions
 - 8 School Building Committee Meetings
 - 9 District Working Group Meetings
 - 2 PTO Meetings
 - 2 Days of Listening Sessions
 - 1 Sustainable Sharon Meeting
- SBC, Staff, and District concerns align:
 - Improved Facility
 - Educationally Appropriate
 - Maximize State Funding

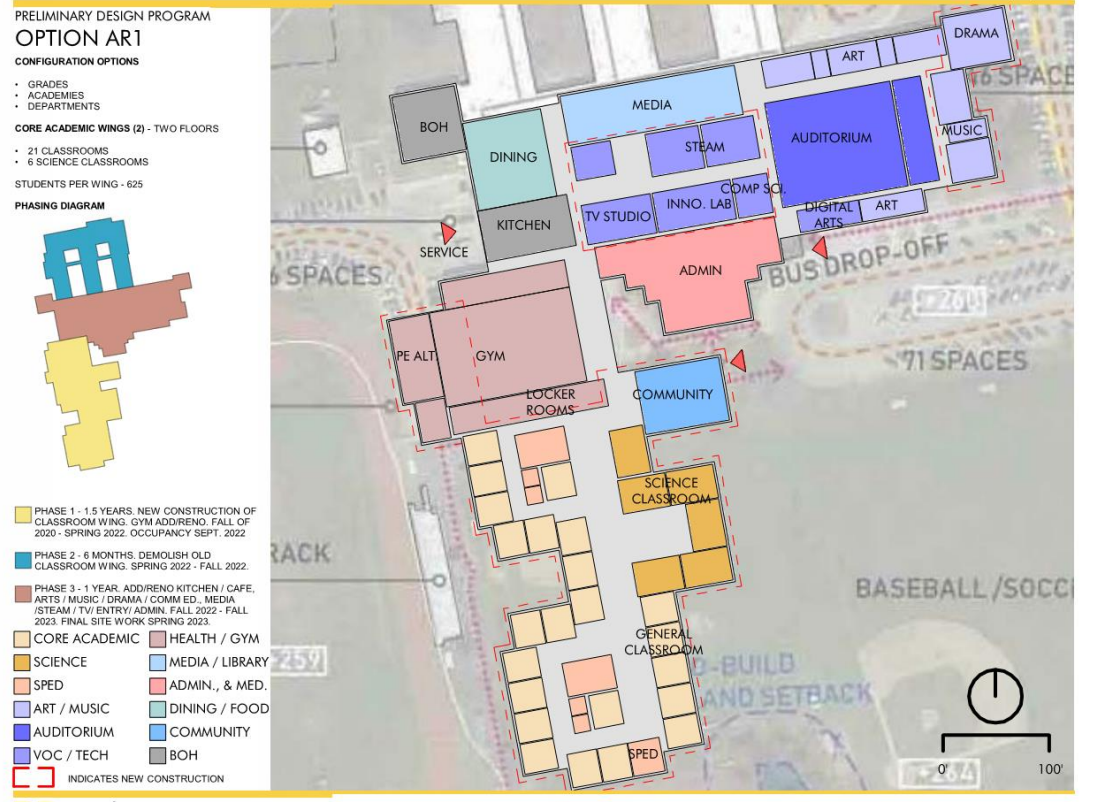
Building Options



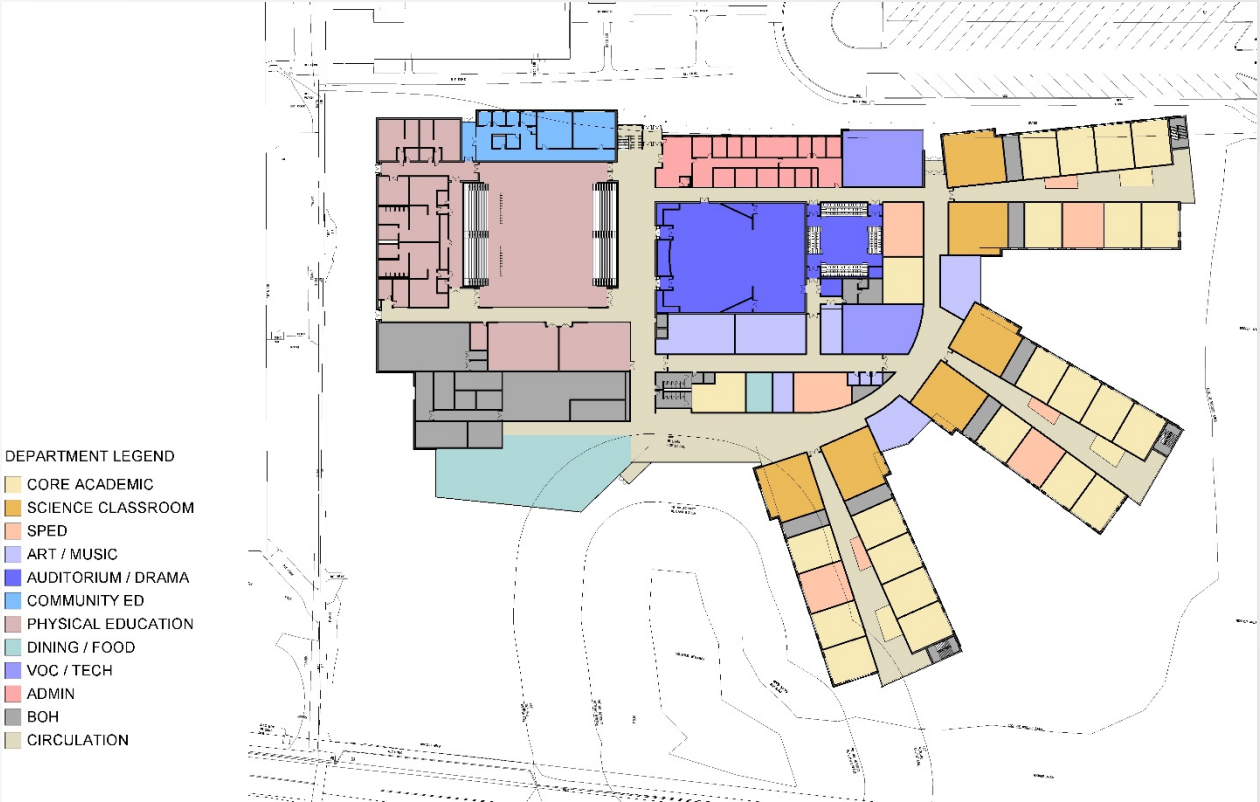
PSR Options



R1
Renovation



AR1
Addition/Renovation



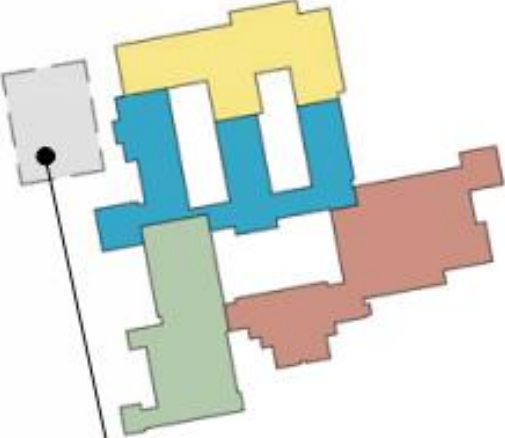
N4
New Construction

OPTION R1

CONFIGURATION OPTIONS

- GRADES
- ACADEMIES
- DEPARTMENTS

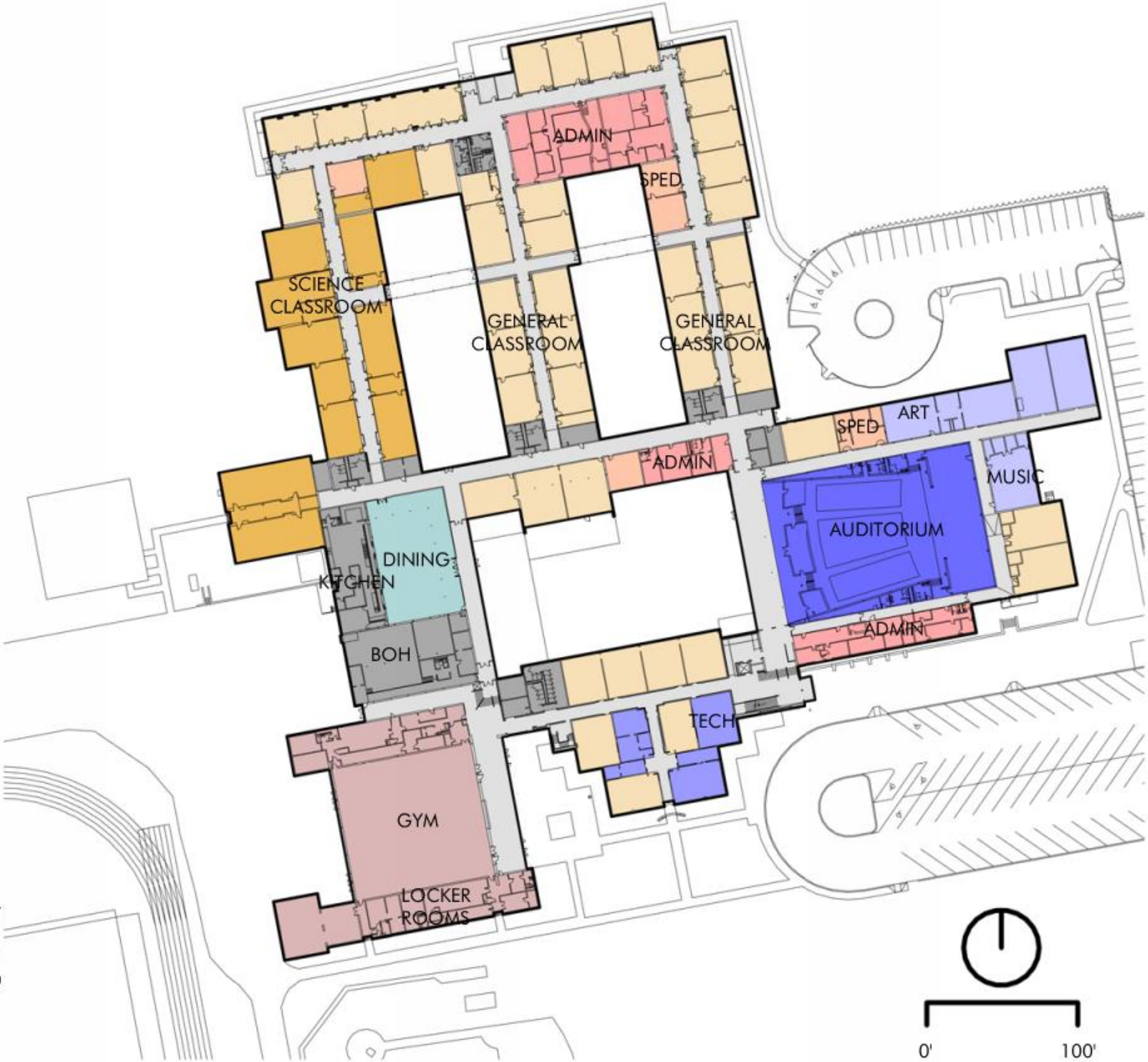
PHASING DIAGRAM



MODS, PHASE 1 + 2.
450 STUDENTS

- PHASE 1 - 1YEAR. FALL OF 2020.
- PHASE 2 - 1 YEAR. FALL OF 2021.
- PHASE 3 - 1 YEAR. FALL OF 2022.
- PHASE 4 - 9 MONTHS. FALL OF 2023. END
SUMMER OF 2024. FINAL SITE WORK 2025.

- | | |
|---------------|-----------------|
| CORE ACADEMIC | HEALTH / GYM |
| SCIENCE | MEDIA / LIBRARY |
| SPED | ADMIN., & MED. |
| ART / MUSIC | DINING / FOOD |
| AUDITORIUM | COMMUNITY |
| VOC / TECH | BOH |



R1 Renovation

PRELIMINARY DESIGN PROGRAM

OPTION AR1

CONFIGURATION OPTIONS

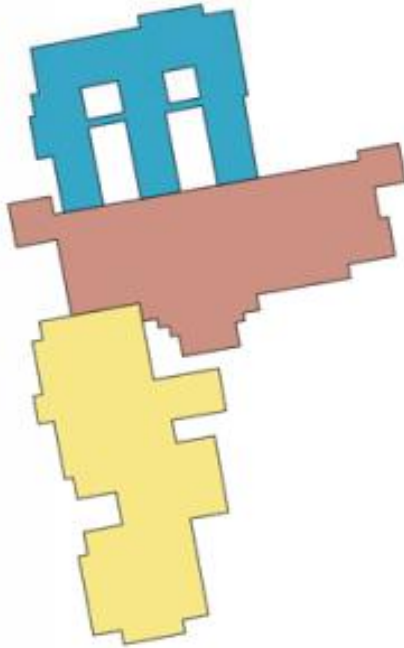
- GRADES
- ACADEMIES
- DEPARTMENTS

CORE ACADEMIC WINGS (2) - TWO FLOORS

- 21 CLASSROOMS
- 6 SCIENCE CLASSROOMS

STUDENTS PER WING - 625

PHASING DIAGRAM



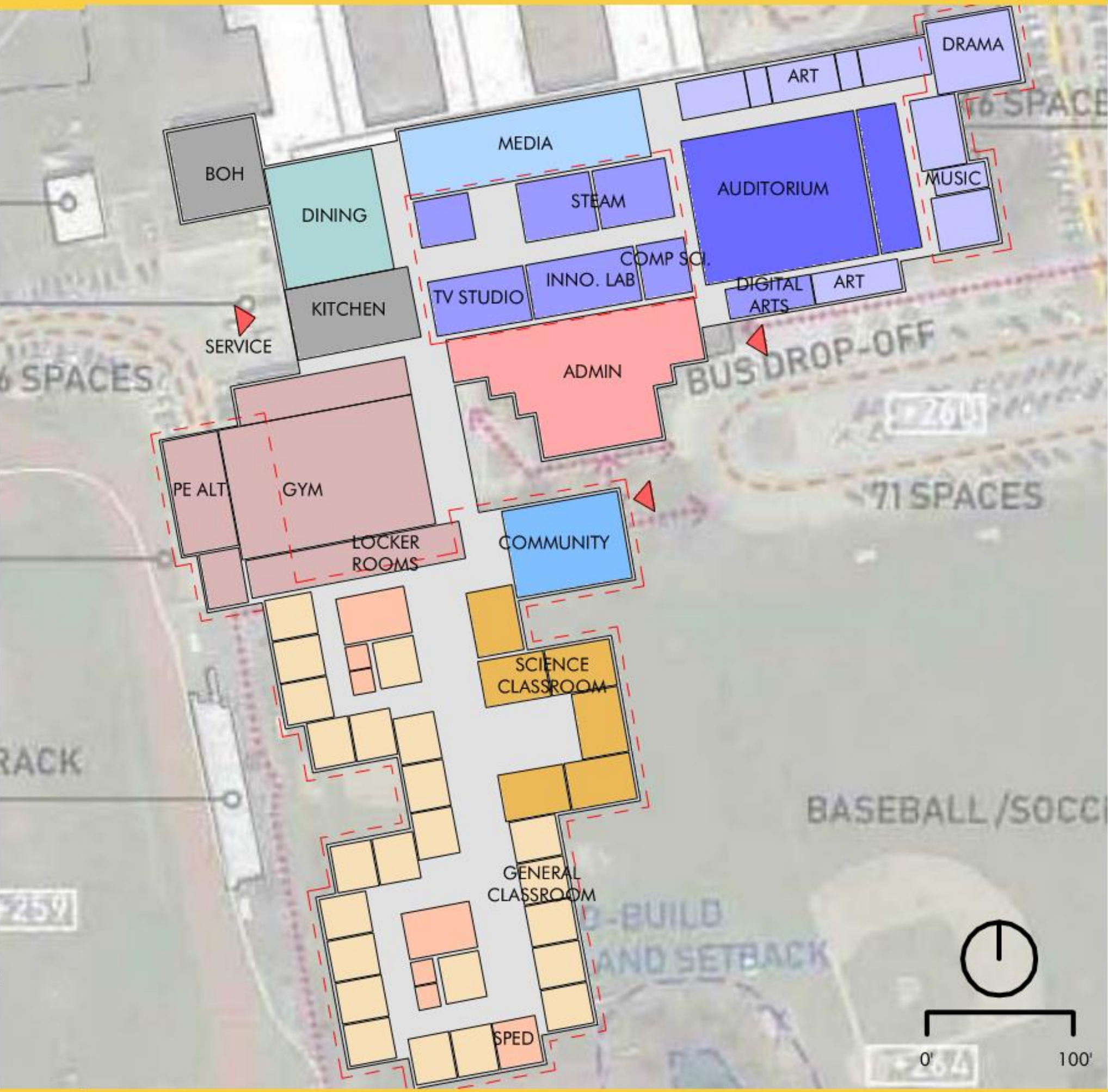
PHASE 1 - 1.5 YEARS. NEW CONSTRUCTION OF CLASSROOM WING. GYM ADD/RENO. FALL OF 2020 - SPRING 2022. OCCUPANCY SEPT. 2022

PHASE 2 - 6 MONTHS. DEMOLISH OLD CLASSROOM WING. SPRING 2022 - FALL 2022.

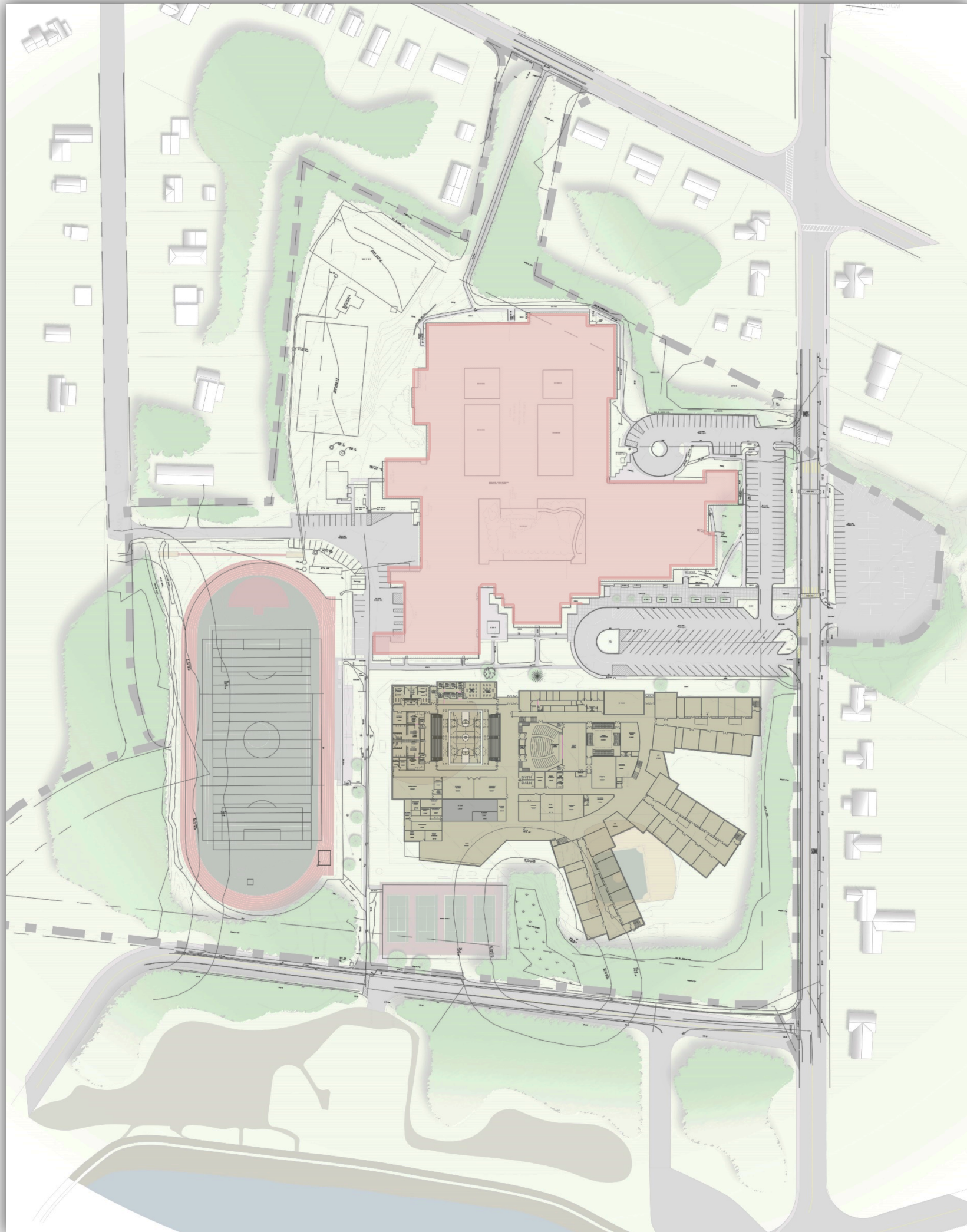
PHASE 3 - 1 YEAR. ADD/RENO KITCHEN / CAFE, ARTS / MUSIC / DRAMA / COMM ED., MEDIA /STEAM / TV/ ENTRY/ ADMIN. FALL 2022 - FALL 2023. FINAL SITE WORK SPRING 2023.

- | | |
|-----------------|-------------------|
| ■ CORE ACADEMIC | ■ HEALTH / GYM |
| ■ SCIENCE | ■ MEDIA / LIBRARY |
| ■ SPED | ■ ADMIN., & MED. |
| ■ ART / MUSIC | ■ DINING / FOOD |
| ■ AUDITORIUM | ■ COMMUNITY |
| ■ VOC / TECH | ■ BOH |

INDICATES NEW CONSTRUCTION



AR1 Addition Renovation



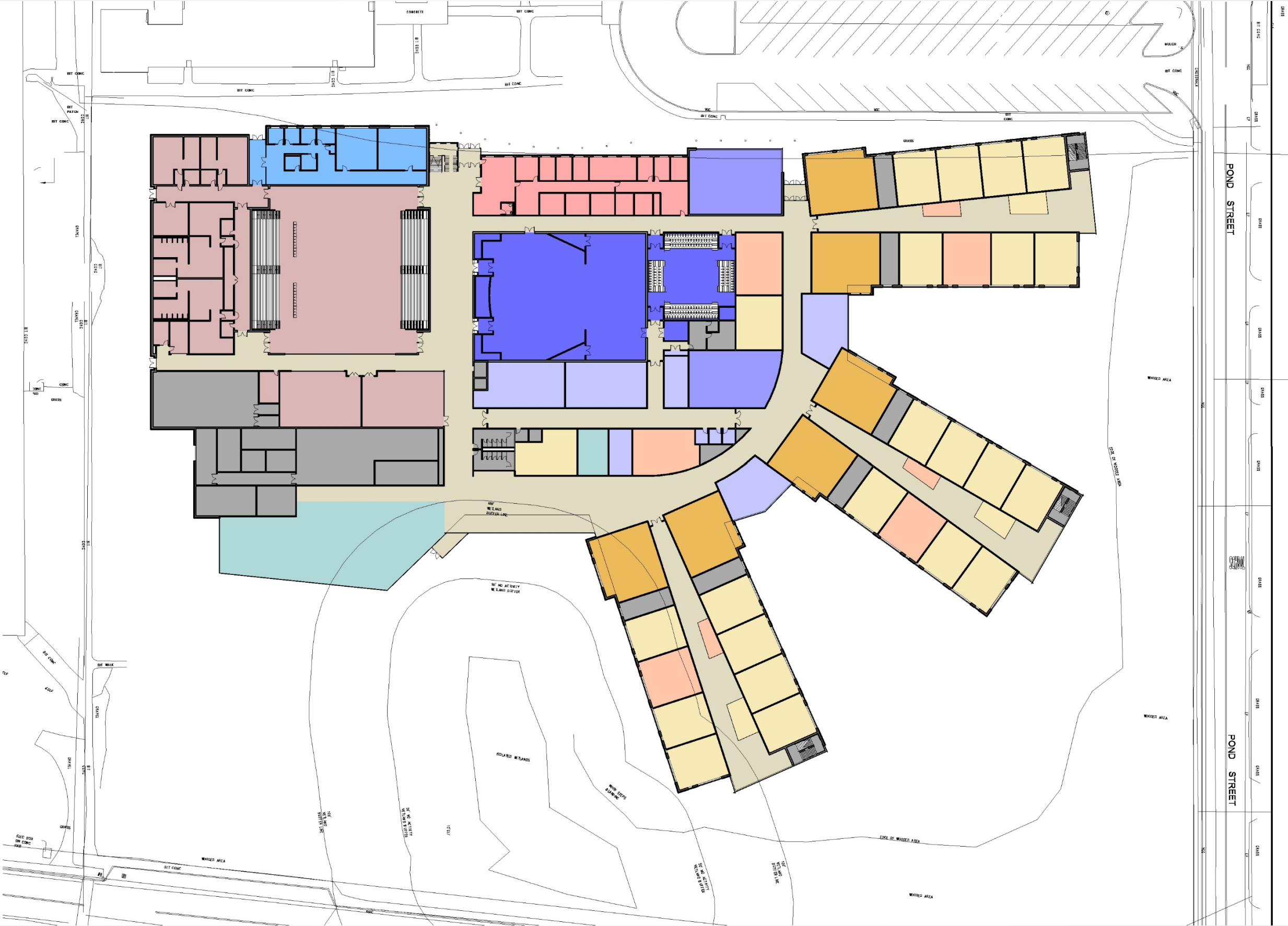
Option N4

Option N4



DEPARTMENT LEGEND

- CORE ACADEMIC
- SCIENCE CLASSROOM
- SPED
- ART / MUSIC
- AUDITORIUM / DRAMA
- COMMUNITY ED
- PHYSICAL EDUCATION
- DINING / FOOD
- VOC / TECH
- ADMIN
- BOH
- CIRCULATION

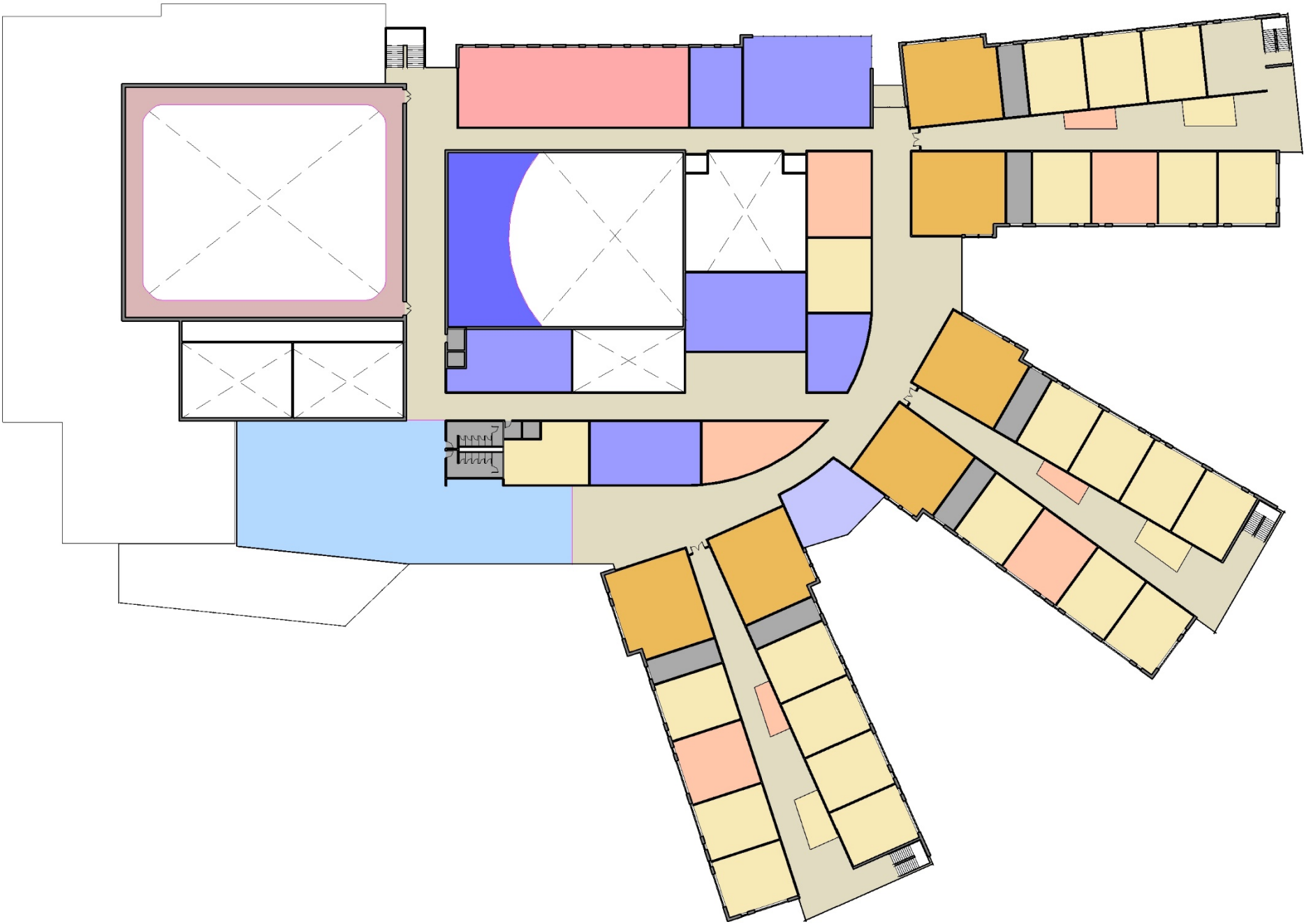


Option N4

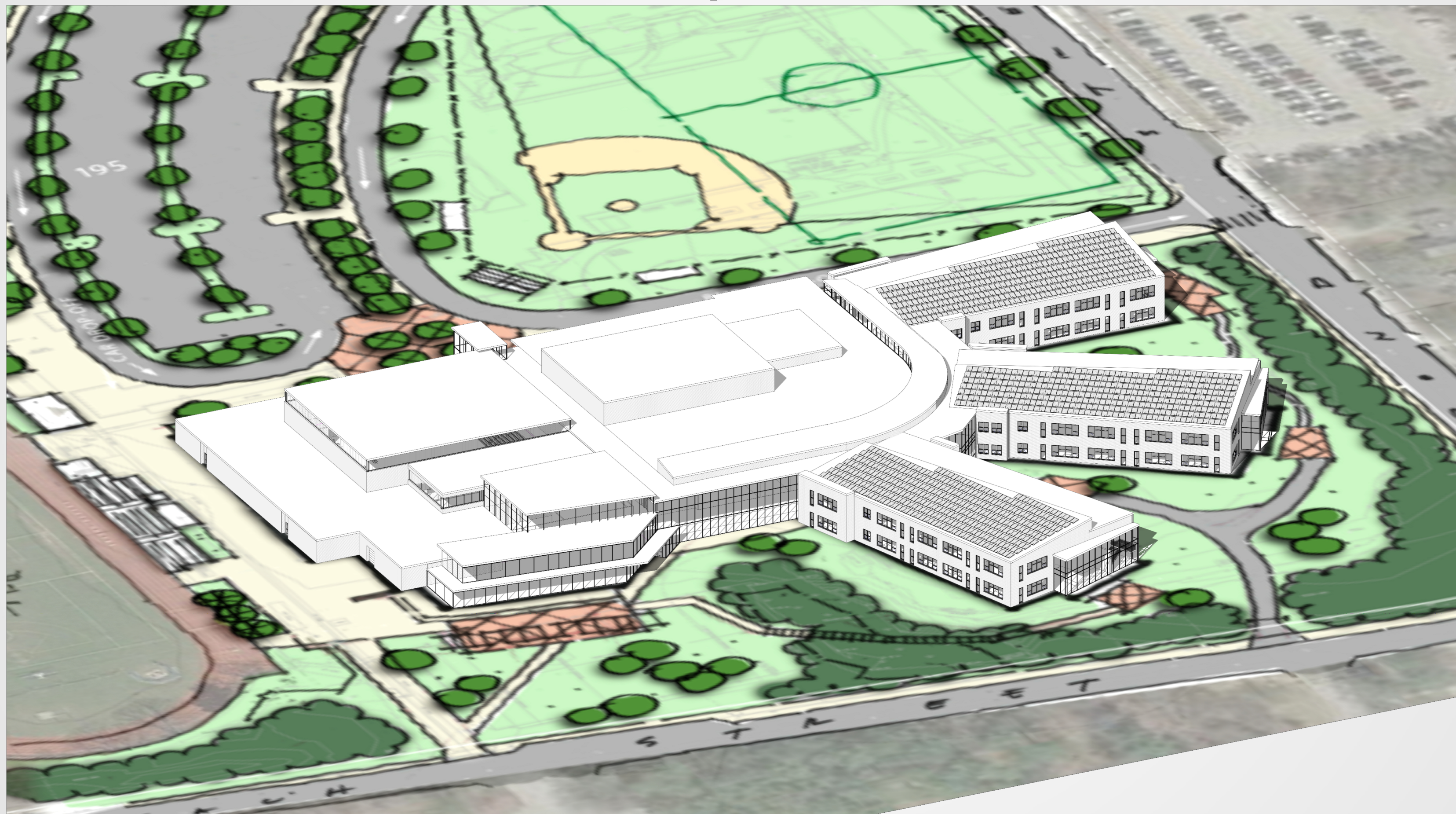


DEPARTMENT LEGEND

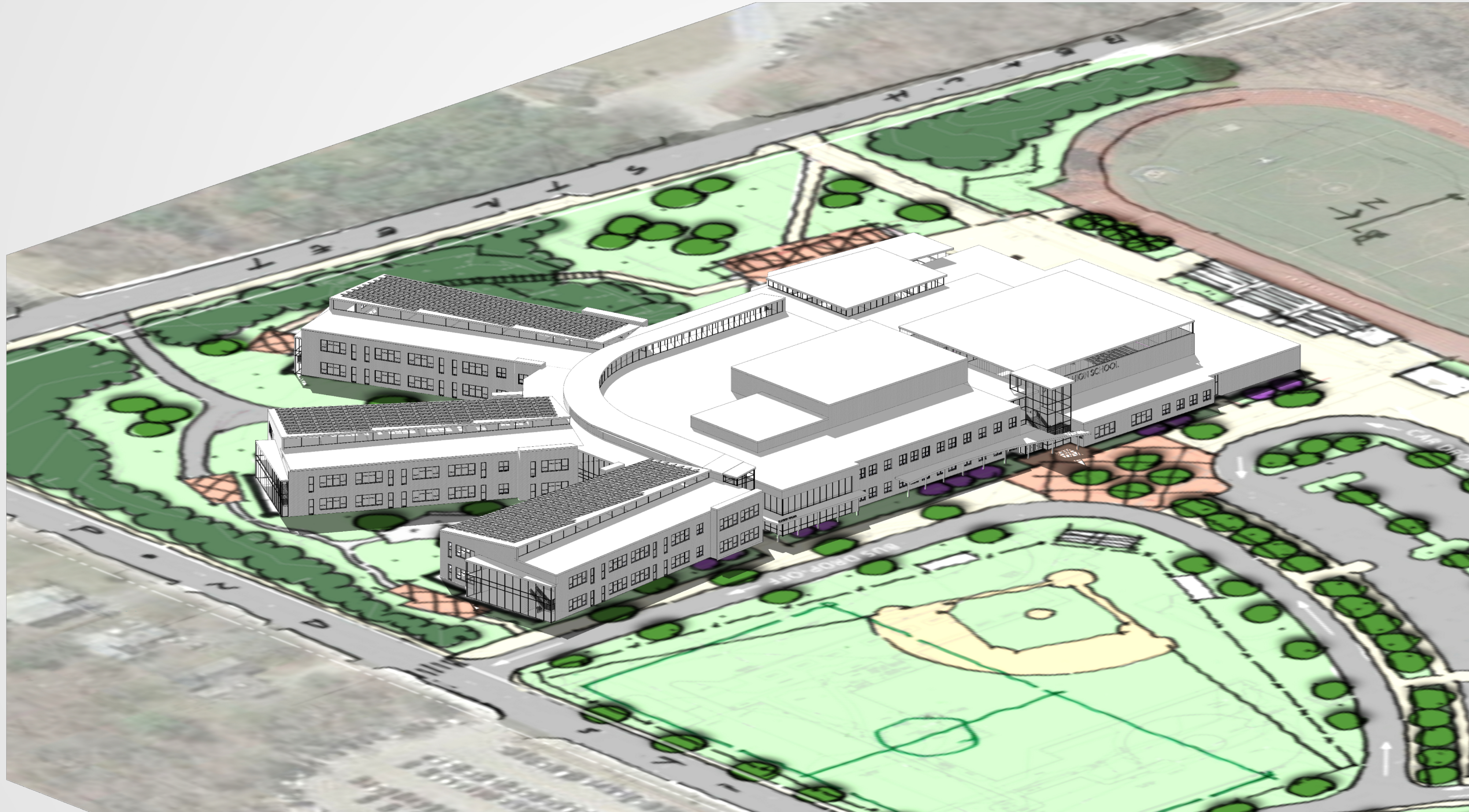
- CORE ACADEMIC
- SCIENCE CLASSROOM
- SPED
- ART / MUSIC
- AUDITORIUM / DRAMA
- HEALTH / GYM
- MEDIA
- VOC / TECH
- ADMIN
- BOH
- CIRCULATION



Option N4



Option N4



Sharon High School Building Project

Building Option Timelines

				Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Spring 2021	Fall 2021	Spring 2022	Fall 2022	Spring 2023	Fall 2023	Spring 2024	Fall 2024	
Building Option	Task	Start Date	End Date	PSR + Schematic Design: 12/1/18 - 9/11/19																																	
R1	PSR + Schematic Design	12/1/2018	9/11/2019												MSBA Board of Directors Meeting 10/30/19	Town Meeting and Vote November 2019	Design Development: 12/2/19 - 3/23/20																				
	Design Development	12/2/2019	3/23/2020																		Construction Documents + Award: 3/24/20 - 6/15/20																
	Construction Documents + Award	3/24/2020	6/15/2020																						Construction: July 2020 - June 2024												
	Construction	June-2020	June-2024																																		

Code Upgrade Renovation Option

Multi-phase renovation project consisting of four phases, each roughly 1 year in duration.

Target substantial completion date is end of summer 2024 with final site work to be completed in Spring of 2025

				Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Spring 2021	Fall 2021	Spring 2022	Fall 2022	Spring 2023	Fall 2023	Spring 2024	Fall 2024	
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	Construction	June-2020	June-2024																																		

Addition/ Renovation Option

Multi-phased addition/renovation option. Addition would be constructed and occupied prior to demolition of the old classroom wing.

Renovation of the existing kitchen, arts, music, drama, media, entry and admin would be completed after the new addition is complete.

Target substantial completion date is fall 2023.

				Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Spring 2021	Fall 2021	Spring 2022	Fall 2022	Spring 2023	Fall 2023	Spring 2024	Fall 2024		
Building Option	Task	Start Date	End Date	PSR + Schematic Design: 12/1/18 - 9/11/19																																		
N4	PSR + Schematic Design	12/1/2018	9/11/2019												MSBA Board of Directors Meeting 10/30/19	Town Meeting and Vote November 2019	Design Development: 12/2/19 - 3/23/20																					
	Design Development	12/2/2019	3/23/2020																		Construction Documents + Award: 3/24/20 - 6/15/20																	
	Construction Documents + Award	3/24/2020	6/15/2020																						Construction: July 2020 - September 2022													
	Construction	June-2020	June-2024																																			

New Build Option

Construct new High School facility from Fall 2020 to Spring 2022.

Target substantial completion date is Fall 2022.

Once new facility is built and occupied, the existing school will be demo'd and new athletic fields installed.

CONCEPT	ED. PROGRAM	PHASING ISSUES	COST ISSUES	SF	CONST. OPINION	PROJECT OPINION
Renovation R-1	No build code upgrade. Does not satisfy District Ed Program goals or MSBA template for 1,250 students	Renovation would require temporary modular classrooms in order to allow for two construction phases of the existing classroom wings.	Includes comprehensive renovation, systems upgrades plus reconstruction of exterior envelope to meet code.	168,422GSF	\$68.8m ***	\$86 m *** Add \$2.4m = \$89m
Add – Reno AR-1	Meets MSBA space template requirements. Educational program goals are significantly compromised. Long travel.	Students are relocated from existing to new addition during renovation. Significant disruption to core programs in second phase is anticipated.	Extended construction duration w/ three phases. Occupied construction. Inefficient plan increases GSF.	268,175 GSF	\$128m	\$160m
New N-4	Satisfies space template, meets educational Program goal of small learning communities.	Location on baseball / softball displaces those programs. Limited disruption to ongoing school. Separate const. entry.	Two story three wing option, slightly more perimeter envelope than N-3.	241,618 GSF	\$125.4m	\$156.8m

*** Budget does not include cost of temporary modular classrooms to be used as swing space – Assume \$150,000 per classroom x 16 classrooms = add \$2.4m

Costs should be discussed as projected costs that are highly conceptual in nature based largely on square footage and proposed construction phasing/delivery, but does allow for a comparison/contrast between the options under consideration.

Once the selected design option is further developed through the Schematic Design, a Total Project Budget will be developed which shall be presented to the Building Committee, Sharon Community and the MSBA.

Community Outreach



- **Public Forum – 1/24/19**
 - Forum for Sharon Community to see options and provide feedback.
 - 7pm – 8pm in the High School Library
- **Project Website Updates**
- **Special Town Meeting Date – 11/04/19**
- **Town Election (debt exclusion) – 11/12/19 OR 11/19/19**
- **[Sharon High School Building Project Website](#)**

Next Steps:



- **Continue to Develop PSR Options**
- **SBC Meetings – 2/5/19; 2/19/19**
- **Public Forum – 1/24/19** - Present 3 options, get public feedback
- **Complete PSR submitted to MSBA (3-21-19)**

Thank You!