

Thursday, September 7, 2023

Capital Planning Meeting

Agenda

7:30 PM

Call to Order

Special Town Meeting Warrant Article 2 – Supplemental Library Renovation Project Funding

7:50PM

Special Town Meeting Warrant Article 1 – Nashoba Regional High School Building Project

Adjourn

Attendance - Remote meeting

Committee: Jelinek, Arsenault, DeLuca, Reed, Toole - DA arrives at 7:42

Town Administrator: D. Dembkoski

Public: T. McAndrews, L. Livina, K. Downing, L. Vivirito, J. Gleason, R. Mulkerin, M-A.Williams, P. Dominov, B. Hannigan, C. Olson, D. Nicholson, K. Pavelchek, L. Moseley

Supplemental Library Renovation Project Funding

7:32pm

Jelinek - Please bring us up to date on the status.

Dembkoski - The \$8.850M approved at ATM 2022 were based on the preliminary design estimated from the end of 2021, nearly 2 years ago. Cost escalation. Review of project status and cost cutting to reduce the projected costs. Drivers: material costs, escalation costs and a decision to go to a full electric hv/ac. The latter was important to the committee and has strong support within the town. There are grants available for fully fossil fuel free buildings, up to a possible \$500K, which the town will apply for. This change had a substantial cost. Hazardous material remediation costs are higher than expected in part due to the PFASS contamination across the street at the old fire station. A transformer is needed and there is a long lead time to get one from Hudson Light and Power. The town may purchase a used one which would be excessed when the new one arrives. The transformer would be available for other uses within the town after that. The building increased by 500 sqft due to the new fully mist on-site sprinkler system. This system cost a little more on design and engineering fees.

The committee then looked at what could be removed without having a visual impact or a programming impact. Have reduced the landscaping and plantings, have simplified the finishes on the interior, reduced the restoration historic interior wood (it is in good shape), move to a hydraulic elevator, prefabricated stone site walls instead of brick, reducing the number of

window shades, reducing they would height ceiling, removed the bump out of the building envelope on the North side. These actions brought the costs down from over \$12M to \$10.9M.

The article is asking for an additional \$2.5M as we won't have the full estimates on the cost, until the end of September. Still applying for grants. Working closely with the Green Advisory Committee on the de-carbonization grant. The fundraising team is regrouping to identify new opportunities.

Livina - Fund raising meeting just completed to estimate the potential fund-raising estimates. Doing fact finding to understand the potentials for finds.

Jelinek - Are you limiting the fund raising to the town?

Livina - No looking at grants that support capital projects in addition to the green initiatives. The town community is the most invested in the new project.

Jelinek - What level of design are you at right now?

Dembkoski - We will be at 100% by the end of the month. If the Article passes, we will go to bid on the 1 of Oct. Note also that the requested \$2.5M will come out of the town budget, not through a new debit service.

McAndrews - We have worked to reduce the costs as much as possible without compromising the spaces within the building or the exterior design.

DeLuca - I am an abettor of the project, happy to hear that the bump out on the north side has been removed. What is driving the need for the new transformer - is it the elimination of the gas back up system?

Dembkoski - No, the transform would have been needed even with the gas back up system.

Reed - What is driving need for the upgrad?

Dembkoski - The fully electric system requires a transformer about \$200K more for this solution, hope for a \$500K in grants.

Reed - Have the potential delays in obtaining electrical materials been considered in the bid documents?

Dembkoski - Yes, we have been working with HLP on this, their source for transformers has a long lead time. They recommended a different supplier.

Funding side if there is money coming in will that reduce this burden. It come back to the town or go to the taxpayer - probably both.

Reed - There are so many other capital projects that are important, reducing town funds for those will have an impact.

Dembkoski - We need to pull back about \$200k/yr over 10 years and we will look at other areas of the budget. We have used ARPA funding for some capital items recently which will help reduce the impact.

Arsenault - Is there any solar going in?

Dembkoski - The roof is full of equipment so there is not a lot of space for solar panels.

Arsenault - Will the roof support the equipment?

Dembkoski - They all are going on the new section, not visible from the street, it will be fully reinforced.

Arsenault - The fund-raising efforts are great to see.

Toole - Happy to hear about the skill of the funding raising side, having three experts.

Nashoba Regional High School Building Project

7:52PM

Downing introduced the team that attended the meeting.

Downing Overview

Total cost - \$241,714,926 MSBA has voted the project, \$64,793,451 State Contribution, \$176,921,475 Three Towns.

Review of 3011 budget document.

Understand the estimated budget, the MSBA contributions and exclusions.

Cost driver is construction cost. The MSBA cost caps vs the estimated actual costs result in the exclusion of \$104M that is not eligible for any reimbursement out of a total estimated construction cost of \$199M. The cap is at \$393/SqFt while the estimated cost of the project is \$1100/SqFt. These have doubled from 2018 to now.

DeLuca - Are the numbers in this document in current year dollars or is inflation included?

Downing - 13% inflation is included (*see discussion below for more details on this number*).

The total budget also includes the necessary contingencies.

Space usage discussion:

The spaces excluded from MSBA reimbursement are in: Vocations & Technology Chapter 74 CTE; Health & Physical Education; Auditorium and drama; and Administration and Guidance. Total excluded SqFt is 3.9k + 6.2K in other areas. The total project SqFt is 209k. About 4.8% of the area is excluded. The current building has 200k SqFt, 75k of that is circulation and non-education space.

Gleason - Note about the Pre-K programming: this is used to institute early intervention for special needs students in the district. The Pre-K space is eligible for MSBA reimbursement.

Jelinek - Are the costs presented in this document the same as the ones approved by the MSBA?

Downing - Yes.

DeLuca - In these budgets there are somethings that must be lower priority. Where are the critical spaces the must be furnished at the highest level and other spaces may be furnished

more simply. Are there aspects that could be postponed and completed later using different funding sources?

Downing - Any aspects that are delayed are not subject to MSBA reimbursement. There are costs of FFE that the MSBA only reimburses to a certain rate that is lower than our expected costs. There are green energy efforts, there are future rebates. The rebates can be used to help pay for the borrowing.

Olsen - Trying to maximize the rebates. You are required to bond the full amount. We have looked at these priority questions from the beginning of the project. Example - look at different locations for the building - not putting the new building on the recently renovated fields. Trying to reduce the site costs as we go along. MSBA has independently looked at these numbers.

Downing - The committee reconvened to take advantage of MSBA changes in their incentive program. The green energy bonus change from a maximum of 2 to 4 points. The building is LEEDs silver, and we have the 4 point bonus.

Jelinek - We understand a 100% geo-thermal system costs more upfront, but this will be a 50 year building. We are also looking for the best value to town of Stow.

Arsenault - The student population that is going to Minuteman from Stow has doubled.

Jelinek - Can you address the enrollment estimates:

Downing - design enrollment 925 students - from 2019, based on a ten-year enrollment, currently about 820 students. The 925 number is based on a utilization of 80% for the spaces. This is based on our schedule of courses and students in the classes. At 100% capacity we can house 1088 students at full capacity. Looking at growth in the three towns there could be an additional 110 students if all the zoning areas were filled.

We think we can pull back some of the students that are now choosing Minutemen. Some students choose Minuteman because of the new building, some choose it because they are interested in design and design thinking. Minuteman's engineering and computer science programs have been integrated. We want to offer a program plan that will be attractive them. This will save money for the towns as Minuteman is about twice as expensive as the average NRSD per student cost. We are complimentary to Minuteman. They offer programs that we will not and cannot reproduce at Nashoba.

Williams - Need to understand where there is excess square footage. The existing school has under sized classroom, the MSBA has a requirement, additional SqFt is needed to meet the MSBA guidelines, at 85% utilization.

Olsen - The current building is undersized in its usable space for the current capacity according to the MSBA guidelines.

Jelinek - Trying to understand the basis of the SqFt estimate.

Arsenault - There is no mention about why the current building won't meet the education plan.

Downing - We are trying to build skill capacity. Learning doesn't not happen in the type of spaces that existed in 1960's. As an example, the robotics team needs to work in the hallways as there is not classroom space that is sufficient. The science courses have changed and there is more emphasis on lab work, so more lab space is needed. Lab ventilation is currently limited to a few rooms. Can't change the interior space of the building, other renovations require structural changes. Can't adapt the interior to space.

Arsenault - There was an extensive renovation done around 2000. Why can't we reuse this space? The numbers you presented tonight and the amount the MSBA won't cover is troubling to me.

Downing - When we started, we looked the add-renovation option closely. There are existing spaces that are only 25 years old, can we reuse them? It would have taken 6 years to build and it would cost more.

Olsen - That renovation did not address the educational space limitations. Renovating does not solve the problem.

Short discussion of the presentation that includes slides on existing conditions at NRHS.

Toole - Was there any discussion in taking a building plan from another district as the high school plan Marlboro used a plan from Acton.

Downing - We are familiar with the Model School program. Model school program would not work for the site. Our site constraints would not fit with this program.

Olsen - It use to be that the model school program was given additional points by MSBA, the is not the case anymore.

Williams - If you have a flat site for elementary or middle school, you can buy the model or not, the designs are old and don't use the energy codes. You can't create space for specialized programs like the EMT program. Further, MSBA wants a design that supports the education plan. The MSBA invites you into the model school program if it makes sense, it was not the case for NRSD.

Reed - Looking at the budget, glad to see the inflation factors. The various contingencies - it is about 19% of the trade costs. It does not go unspent, what are the other risk factors that going the contingency, that make it 19%.

Williams - Trade costs that stand the test of time to the mid-point of construction (Dec 2026). We are telling you the cost of things out in 2028. When you look at construction trade design and pricing, that \$13.6M is not a maybe it is a definite it will roll up into the costs.

\$5.8M GMP contingency for construction manager below the line are the owner's contingency.

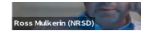
Olsen - We need a plan that can be built on budget and on time. they have not been drawn the plans yet so that will be.

Williams - there were estimates done by several different groups for this project. The 13% comes from looking at different subcategories of materials and labor and build a blended number the is the 13%.

Jelinek - Can we talk about Stow's contribution to the project.

Mulkerin - Slide from a presentation that was given to the FinComs and Select Boards.

Project Cost



Estimated Total Project Cost	\$241,714,926***
MSBA Reimbursement	\$64,793,451**
Total Taxpayer Contribution	\$176,921,475**

Estimated Totals per Town *

Bolton (31.87%)	\$56,384,874**
Lancaster (32.97%)	\$58,331,011**
Stow (35.16%)	\$62,205,590**

*Based on Regional Agreement using FY24 enrollment data

**Figures updated on 8/22/23 based on MSBA Project Scope and Budget Meeting

***Project cost voted not to exceed by Nashoba Regional School Committee on August 2, 2023

There are several options for incurring the debit. Estimates depend on assumptions about market conditions. The numbers presented below assume that the entire project is bonded at the beginning. This may not be the method selected.

Factors:

- Total project cost
- MSBA reimbursement
- Bonding the entire project
- Town property assessments (FY24)
- Assumed interest rate of 4.0-4.5%
- 30 year term (maximum allowed)
- Regional agreement using FY24 enrollment data

Estimated Tax Assessment per Household

	Median Residential Assessment**	Increase per Year	Increase per Month	Increase per Week	Increase per Day
Bolton	\$712,172	\$1,550-\$1,750	\$129.17-\$145.83	\$29.81-\$33.65	\$4.25-\$4.79
Lancaster	\$456,209	\$1,150-\$1,350	\$95.83-\$112.50	\$22.12-\$25.96	\$3.15-\$3.70
Stow	\$640,760	\$1,300-\$1,500	\$108.33-\$125.00	\$25.00-\$28.50	\$3.56-\$4.11

*Based on estimates provided by financial advisors

**Based on FY24 town assessment data (7/31/23)

Reed - The increase is based on the Median assessment.

Jelinek - Is borrowing up front a worst case?

Mulkerin - It depends, you are not able to spend all the funds at in the time required, so it is likely that you will need to borrow in two or more tranches.

Jelinek - Need a separate meeting to discuss and vote.

Meeting schedule for the 14 of Sept. via zoom. 7:30

Arsenault - The project is very large, the MSBA reimbursement has decreased. There is going to be a lot of push back. Will write down questions ahead of next meeting.

Adjourn

9:14pm

Motion to adjourn by Arsenault, second by DeLuca

Vote - Passed unanimously.

Respectively submitted,

Ed DeLuca, Clerk

2023-09-15

Attached are two documents distributed by NRSD ahead of the discussion: A draft budget and slides from a public forum. The current conditions at the High School are reported in the public forum slides.

Nashoba Regional School District
Nashoba Regional High School

8/17/2023

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 Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
Feasibility Study Agreement				
OPM Feasibility Study	\$423,480	\$0	\$423,480	
A&E Feasibility Study	\$892,100	\$0	\$892,100	
Environmental & Site	\$133,793	\$0	\$133,793	
Other	\$50,627	\$0	\$50,627	
Feasibility Study Agreement Subtotal	\$1,500,000	\$0	\$1,500,000	\$826,350
Administration				
Legal Fees	\$0	\$0	\$0	\$0
Owner's Project Manager				
Design Development	\$578,940	\$0	\$578,940	
Construction Contract Documents	\$1,986,940	\$177,692	\$1,809,248	
Bidding	\$415,720	\$0	\$415,720	
Construction Contract Administration	\$3,426,680	\$3,103,435	\$323,245	
Closeout	\$482,800	\$0	\$482,800	
Extra Services	\$0	\$0	\$0	
Reimbursable & Other Services	\$0	\$0	\$0	
Cost Estimates	\$0	\$0	\$0	
Advertising	\$0	\$0	\$0	
Permitting	\$2,000,000	\$2,000,000	\$0	
Owner's Insurance	\$0	\$0	\$0	
Other Administrative Costs	\$269,104	\$269,104	\$0	
Administration Subtotal	\$9,160,184	\$5,550,231	\$3,609,953	\$1,988,723
Architecture and Engineering				
Basic Services				
Design Development	\$3,391,500	\$1,239,142	\$2,152,358	
Construction Contract Documents	\$8,139,600	\$444,963	\$7,694,637	
Bidding	\$390,000	\$0	\$390,000	
Construction Contract Administration	\$5,108,400	\$5,108,400	\$0	
Closeout	\$395,000	\$0	\$395,000	
Other Basic Services	\$0	\$0	\$0	
Basic Services Subtotal	\$17,424,500	\$6,792,505	\$10,631,995	
Reimbursable Services				
Construction Testing	\$0	\$0	\$0	
Printing (over minimum)	\$0	\$0	\$0	
Other Reimbursable Costs	\$300,000	\$0	\$300,000	
Hazardous Materials	\$250,000	\$0	\$250,000	
Geotechnical & Geo-Environmental	\$350,000	\$0	\$350,000	
Site Survey	\$250,000	\$0	\$250,000	
Wetlands		\$0	\$0	
Traffic Studies	\$60,000	\$0	\$60,000	
Architectural / Engineering Subtotal	\$18,634,500	\$6,792,505	\$11,841,995	\$6,523,755
CM at Risk Pre-Construction Services				
Pre-Construction Services	\$500,000	\$0	\$500,000	\$275,450
Site Acquisition				
Land / Building Purchase	\$0	\$0	\$0	
Appraisal Fees	\$0	\$0	\$0	
Recording fees	\$0	\$0	\$0	
Site Acquisition Subtotal	\$0	\$0	\$0	\$0
Construction Costs				
SUBSTRUCTURE				
Foundations	\$10,971,871			
Basement Construction	\$0			

Template Revised: March 2023
Incorporates revisions to MSBA's project funding limits policy, which was approved at the December 21, 2022 MSBA Board of Directors Meeting.

Soft Cost Reimbursement			
Category	Estimated Budget	Excluded Costs	Eligible Soft Costs
Administration:	\$9,634,291	\$5,550,231	\$4,084,060
A/E Services:	\$19,660,393	\$6,792,505	\$12,867,888
Site Acquisition: Ineligible, therefore not included in calculation			
Miscellaneous Project Costs:	\$1,958,000	\$548,000	\$1,410,000
FFE:	\$4,853,500	\$2,633,500	\$2,220,000
Owners Contingency: Not included in this calculation			
Total Eligible Soft Costs =			\$20,581,948

Construction Costs associated with Soft Cost Cap Calculation			
Category	Estimated Budget		
CM Pre-Construction Services:	\$500,000		
Construction Cost:	\$199,134,701		
Construction Contingency: Not included in this calculation			
Total Construction Cost:	\$199,634,701		
Soft Cost Allowance:	20%		
Reimbursable Soft Cost:	\$39,926,940		
Eligible minus Reimbursable =	-\$19,344,992 If >0 enter into Cell C116		
-If Eligible minus Reimbursable is negative; OK.			
-If Eligible minus Reimbursable is positive enter value into "Soft Costs that exceed 20% of Construction Cost" below in the Ineligible column.			

Scope Excluded OPM & Designer Costs associated with Scope Excluded Building Costs			
Scope Excluded Aud/PE (GSF):		3,935	(1.8800%)
Total (GSF):		209,529	
	Estimated Budget	Excluded (%)	Scope Excluded Costs
OPM Basic Services:	\$7,314,560	1.8800%	\$137,514
Designer Basic Services:	\$18,316,600	1.8800%	\$344,352
Scope Excluded OPM & Designer Costs associated with Scope Excluded Site Work			
Scope Excluded Direct Construction Cost (\$):		\$750,000	
Total Direct Construction Costs (\$):		\$136,540,816	(0.5493%)
	Estimated Budget	Excluded (%)	Scope Excluded Costs
OPM Basic Services:	\$7,314,560	0.5493%	\$40,178
Designer Basic Services:	\$18,316,600	0.5493%	\$100,611
Total Scope Excluded OPM Fees (\$):			\$0 Enter in Cell C13
Total Scope Excluded Designer Fees (\$):			\$0 Enter in Cell C28

Ineligible Fees associated with OPM (3.5%) & Designer (10%) Fee Caps					
Upper Limit:		\$115,240,950	209,529	\$550 /sf	
Construction Budget:		\$199,134,701			
Basis of OPM & Designer Fee Caps:		\$115,240,950			
	OPM Services Estimated Budget	Ineligible Costs	Eligible Costs	OPM Value @ 3.50%	Value > 3.5%
Basic Services:	\$7,314,560	\$3,281,127	\$4,033,433	\$4,033,433	\$0
Extra Services:	\$50,627	\$0	\$50,627		If >0 enter into Cell C15
	Designer Services Estimated Budget	Ineligible Costs	Eligible Costs	Designer Value @ 10.00%	Value > 10%
Basic Services:	\$18,316,600	\$6,792,505	\$11,524,095	\$11,524,095	\$0
Extra Services:	\$1,343,793	\$0	\$1,343,793		If >0 enter into Cell C30

SHELL					Ineligible Building Area	Ineligible NSF	Ineligible Aud/PE GSF	Other Ineligible GSF	Estimated District Cost
Super Structure	\$12,471,799				Core Academic:	200		300	\$285,117
Exterior Closure	\$0				Special Education:			-	\$0
Exterior Walls	\$7,078,623				Art & Music:			-	\$0
Exterior Windows	\$3,842,789				Vocations & Technology:	3,160		4,740	\$4,504,849
Exterior Doors	\$277,919				Chapter 74 CTE:			-	\$0
Roofing	\$6,547,793				Health & Physical Education:	1,000	1,500		\$1,425,585
INTERIORS					Media Center:			-	\$0
Interior Construction	\$12,029,805				Auditorium / Drama:	1,623	2,435		\$2,314,200
Staircases	\$1,051,477				Dining & Food Service:			-	\$0
Interior Finishes	\$7,410,546				Medical:			-	\$0
SERVICES					Administration & Guidance:	777		1,166	\$1,108,155
Conveying Systems	\$324,000				Custodial & Maintenance:			-	\$0
Plumbing	\$4,907,624				Other:			-	\$0
HVAC	\$24,567,016				Total:		3,935	6,206	\$9,637,906
Fire Protection	\$1,684,556				Grossing Factor:	1.50			
Electrical	\$14,247,439								
EQUIPMENT & FURNISHINGS					Mark Up Ratio				
Equipment	\$3,440,100				Construction Budget	\$199,134,701	1.458426182	= Mark Up Ratio	
Furnishings	\$465,511				Construction Trades Subtotal	\$136,540,816			
SPECIAL CONSTRUCTION & DEMOLITION					Demolition and Abatement Costs				
Special Construction	\$0				Total Demolition and Abatement Costs:	\$5,090,768			
Existing Building Demolition	\$1,602,976	\$0			Ineligible Demolition and Abatement Costs:	\$0			
In-Building Hazardous Material Abatement	\$3,487,792	\$0			Eligible Demolition and Abatement Costs:	\$5,090,768			
Asbestos Containing Floor Material / Ceiling Tile Abatement	\$0	\$0			Marked Up Eligible Costs:	\$7,424,509			
Other Hazardous Material Abatement	\$0	\$0							
BUILDING SITE WORK					Eligible Site Work Cost				
Site Preparation	\$4,130,668	\$0			Total Direct Site Work Costs:	\$20,131,180			
Site Improvements	\$9,695,655	\$0			Ineligible Site Work Costs:	-\$750,000	199,388	Eligible Building GSF	
Site Civil / Mechanical Utilities	\$3,636,207	\$0			Potentially Eligible Direct Site Work Costs:	\$19,381,180	\$39 Site Work Cost Limit (\$/sf) Includes Mark Up		
Site Electrical Utilities	\$1,918,650	\$0			Potentially Eligible Marked Up Site Work Costs:	\$28,266,020	\$7,776,132	Site Work Cost Allowance includes Mark Up	
Scope Excluded Site Work	\$750,000	\$750,000			Marked Up Eligible Site Work Costs:		\$7,776,132		
Construction Trades Subtotal	\$136,540,816	\$750,000			Construction Costs and Funding Cap			Ineligible Cost Breakdown	
Contingencies (Design and Pricing)	\$13,654,082	\$75,000			Total Building Area (GSF):	209,529		Scope Excluded Site Work:	\$1,093,820
Sub-Contractor Bonds	\$2,101,022	\$11,541			Ineligible Excess Auditorium/PE Areas (GSF):	-3,935		Site Work Cost beyond Funding Limit:	\$20,489,888
D/B/B Insurance		\$0			Other Ineligible Building Areas (GSF):	-6,206		Ineligible Demo & Abatement:	\$0
General Conditions	\$16,083,270	\$88,343			Eligible Building GSF:	199,388		Scope Excluded Aud/PE Areas:	\$3,739,785
D/B/B Overhead & Profit		\$0			Building Cost Funding Limit (\$/sf):	\$393		Other Ineligible Building Areas:	\$5,898,121
GMP Insurance	\$2,353,144	\$12,925			Eligible Building Costs:	\$78,359,484		Construction Cost over Funding Cap:	\$74,352,962
GMP Fee	\$4,715,480	\$25,901			Eligible Site Work Costs:	\$7,776,132			
GMP Contingency	\$5,800,040	\$31,859			Eligible Demolition & Abatement Costs:	+ \$7,424,509		Construction Cost Breakdown	
Escalation to Mid-Point of Construction	\$17,886,847	\$98,250			Basis of Construction Costs:	\$93,560,125		Total Construction Cost (\$/sf):	\$950
Construction Cost over Funding Cap		\$104,480,756			Construction Budget:	\$199,134,701		Reimbursable Construction Cost (\$/sf):	\$469
Construction Budget	\$199,134,701	\$105,574,576	\$93,560,125	\$51,542,273	Ineligible Construction Costs:	\$105,574,576		Marked Up Building Costs (\$/sf):	\$775
Alternates					Construction Cost over Funding Cap:	\$0		Marked Up Site, Building Takedown & Haz Mat (\$/sf):	\$176
Ineligible Work Included in the Base Project	\$0	\$0	\$0		If > 0 enter value into Cell C98			Direct Building Cost (\$/sf):	\$584
Alternates Included in the Total Project Budget	\$0	\$0	\$0		FF&E Reimbursement				
Alternates Excluded from the Total Project Budget	\$0	\$0	\$0		Eligible Enrollment:	925	Enter Eligible Enrollment		
Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0	Funding Limit		Estimated Budget	Eligible Costs	Ineligible Costs
Miscellaneous Project Costs					Furniture, Fixtures & Equipment:	\$1,200/student	\$2,753,500	\$1,110,000	\$0 If >0 enter in Cell C112
Utility Company Fees	\$460,000	\$0	\$460,000		Technology:	\$1,200/student	\$2,100,000	\$1,110,000	\$0 If >0 enter in Cell C113
Testing Services	\$950,000	\$0	\$950,000		Incentive Points				
Swing Space / Modulares	\$0	\$0	\$0		1.56	(0-2) Maintenance			
Other Project Costs (Mailing & Moving)	\$548,000	\$548,000	\$0		0.00	(0-6) Newly Formed Regional School District			
Miscellaneous Project Costs Subtotal	\$1,958,000	\$548,000	\$1,410,000	\$776,769	0.00	(0-5) Major Reconstruction or Reno/Reuse type in rounded to 2 decimal places			
Furnishings and Equipment					#DIV/0!		0 gsf	Renovated or Existing to Remain	If Cell G117 > 0
Furniture, Fixtures, and Equipment	\$2,753,500	\$1,643,500	\$1,110,000						
Technology	\$2,100,000	\$990,000	\$1,110,000						
FF&E Subtotal	\$4,853,500	\$2,633,500	\$2,220,000	\$1,222,998					
Soft Costs that exceed 20% of Construction Cost		\$0	\$0						
Project Budget	\$235,740,885	\$121,098,812	\$114,642,073	\$63,156,318					

Board Authorization	
Design Enrollment	925
Total Building Gross Floor Area (GSF)	209,529
Total Project Budget (excluding Contingencies)	\$235,740,885
Scope Items Excluded or Otherwise Ineligible	- \$121,098,812
Third Party Funding (Ineligible)	- \$0
Estimated Basis of Maximum Total Facilities Grant ¹	\$114,642,073
Reimbursement Rate ¹	55.09%
Est. Max. Total Facilities Grant (before recovery) ¹	\$63,156,318
Cx Costs associated with Ineligible Building Area ²	- \$8,417
Cost Recovery associated with Prior Projects ²	- \$0
Estimated Maximum Total Facilities Grant ¹	\$63,147,901

Construction Contingency ³	\$3,982,694
Ineligible Construction Contingency ³	\$1,991,347
"Potentially Eligible" Construction Contingency ³	\$1,991,347
Owner's Contingency ³	\$1,991,347
Ineligible Owner's Contingency ³	\$995,673
"Potentially Eligible" Owner's Contingency ³	\$995,674
Total Potentially Eligible Contingency ³	\$2,987,021
Reimbursement Rate	55.09%
Potential Additional Contingency Grant Funds ³	\$1,645,550
Maximum Total Facilities Grant	\$64,793,451
Total Project Budget	\$241,714,926

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: Joseph M. Gleason
Title: Chair of School Building Committee

By: Kirk Downing
Title: Chief Executive Officer

Date: _____

49.53 Reimbursement Rate Before Incentive Points
5.56 Total Incentive Points
55.09% MSBA Reimbursement Rate

NOTES
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.

1 - The Estimated Basis of Total Facilities Grant and Estimated Maximum Facilities Grant amounts do not include any potentially eligible contingency funds and are subject to review and audit by the MSBA.

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.

3 - Pursuant to Section 3.21 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.

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: Kirk Downing
Title: Superintendent of Schools

Date: _____

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: Leah Vivirito
Title: Chair of the School Committee

Date: _____

	0 gsf	Total at Conclusion of Project	enter value into Cell F116
0.00	(0-1) Overly Zoning 40R and 40S		
0.00	(0-0.5) Overlay Zoning 100 units or 50% of units 1,2, or 3 family structures		
4.00	(0-2) Energy Efficiency - "Green Schools"		
5.56	Total Incentive Points		Owner's Contingency Cap: 0.50% Construction Contingency Cap: 1.00%

Commissioning (Cx) Costs associated with Ineligible Building Area	
Building GSF:	209,529
Cx Fee per GSF:	\$0.83
Ineligible GSF:	10,141
Ineligible Cx Costs:	\$8,417 If >0 enter in Cell B128
Commissioning Fee Schedule	

Cost Recovery associated with Prior Projects	
Prior Project ID Number:	
Prior Project Total Grant:	
Propose School Opens:	
Prior Project Substantial Completion:	
Beneficial use (years):	0.00
Unused Years:	20.00
Unused Years as % of 20:	100.00%
Prior Project Cost Recovery:	\$0 If >0 enter in Cell B128

**Nashoba Regional School
Building Committee
Website**



*Use your smartphone camera to read this code and
access the site.*

<https://sites.google.com/nrsd.net/nrhs-building-project/home>

NASHOBA

REGIONAL HIGH SCHOOL

Public Forum #1

Topics of Discussion

MSBA Process Overview

Project Schedule

Feasibility Study

Next Steps

Introductions & Project Team



School Building Committee

School Administration

Joseph Gleason, School Committee Member - Lancaster, Chairperson

Kirk Downing, Superintendent of Schools

Todd Maguire, Assistant Superintendent of Schools

Pat Marone, Director of Business and Operations

Robert Frieswick, Director of Facilities

Kathleen Boynton, High School Principal

Leah Vivirito, School Committee Member - Stow

Amy Cohen, School Committee Member - Bolton

Joseph McCarthy, Educator

Bolton

Don Lowe, Town Administrator – Bolton

Scott Gibson, Resident - Bolton

Bob Czekanski, Town of Bolton Selectmen

Stacey Dupuis, Resident - Bolton

Lancaster

Kim Earley, Educator/Resident - Lancaster

Maura Bailey, Educator/Resident - Lancaster

Tania Rich, Athletic Director/Resident – Lancaster

Ken Frommer, Resident - Lancaster

Stow

Christopher Buck, Finance Committee – Stow

David Hartnagle, Resident – Stow

Kristen Kendall, Resident – Stow

Steve Rubenstein, Resident - Stow

Owner's Project Manager

SKANSKA

Architect/Designer

KAESTLE BOOS
a s s o c i a t e s , i n c



Massachusetts School Building Authority

Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

Owner's Project Manager

SKANSKA

- ✓ 4 Regional High Schools / 11 MSBA High School Projects in total
- ✓ \$1.7 billion in high school OPM experience
- ✓ Reputation
- ✓ Understanding of Local Needs and Concerns
- ✓ Experience with MSBA Scope and Budget Agreement Process
- ✓ In-House Cost Estimating for Cost Certainty
- ✓ Builder's Expertise to Evaluate Scope Options
- ✓ Seasoned Construction Professionals
- ✓ Experience with Complex, Phased Renovation/Addition Projects
- ✓ Collaborative Approach to Ensure Team Success
- ✓ Strong Communications and Trust-Building Skills
- ✓ Ability to Deliver the Best Possible Educational Environment
- ✓ Industry Leaders in Green Buildings
- ✓ We are Ready to Start Now!



Minuteman Regional Vocational High School



Taconic High School



Attleboro High School

LANDSCAPE ARCHITECTURE



INTERIOR DESIGN



ARCHITECTURE



Dedicated Staff of 65 Employees

19 Licensed Architects

3 Licensed Landscape Architects

2 Educational Planners

Specialize in K-12 Educational & Public Safety Design

Experience in Multi-Phased Addition/Renovation &
New Construction Design

Design Team



FRANK LOCKER Educational Planning
Essential Tools For Improving Schools

Schiavone Designs, LLC

Food Facilities Planners & Consultants



Who We Are



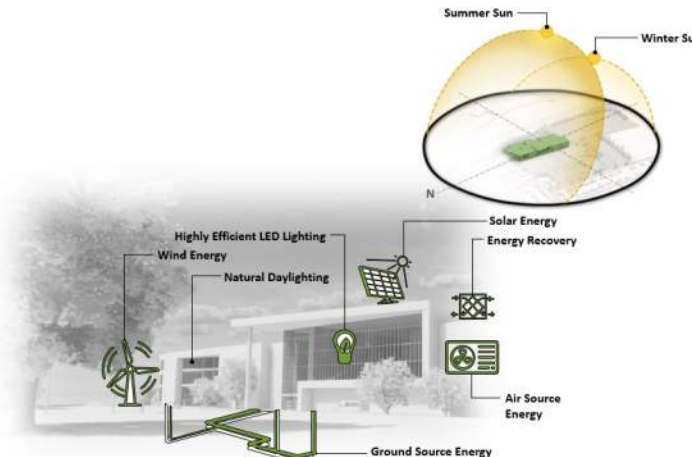
SUSTAINABLE DESIGN

ACTIVE & PASSIVE
CARBON NEUTRALITY
LIFE-CYCLE COSTS



DESIGN APPROACH

ACTIVE LISTENING
COLLABORATIVE
STUDENT-CENTERED

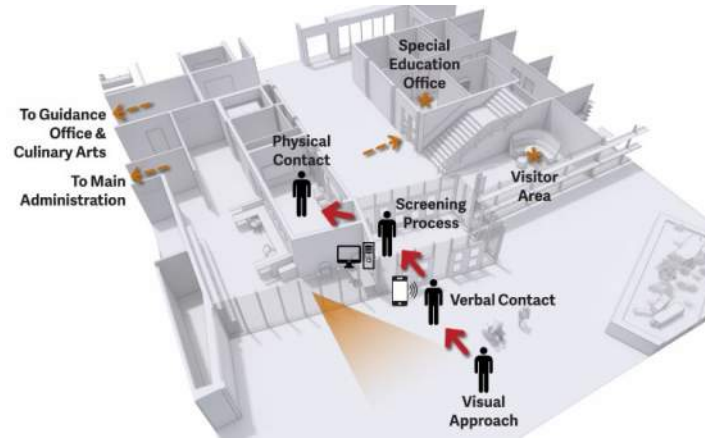


INNOVATION

ACADEMIC INCUBATOR
FLEXIBLE & DIVERSE USES
CREATIVE SOLUTIONS

SAFETY & SECURITY

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN



COST-EFFECTIVE DESIGN

MSBA Cost Data (5 years)

Median High School Construction Cost
\$487/sf

ADD/RENO

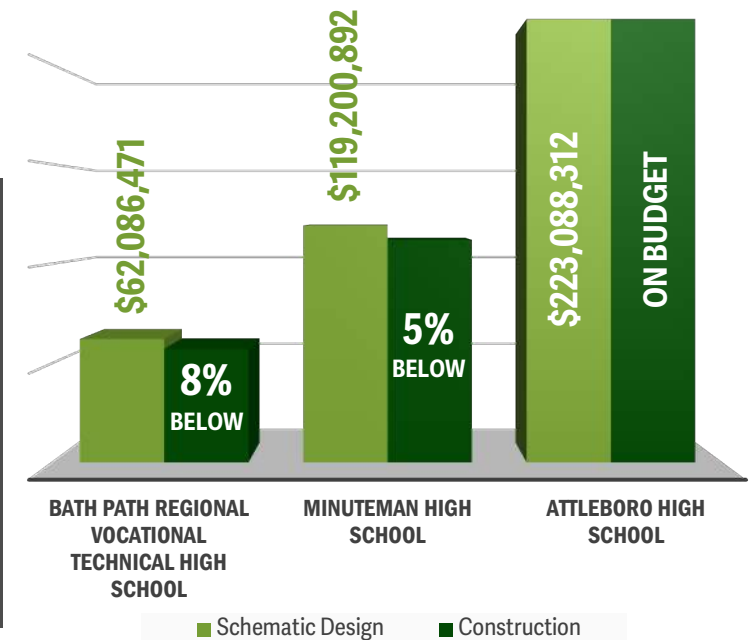
\$241/sf

NEW

\$462/sf

NEW

\$468/sf



Our Experience



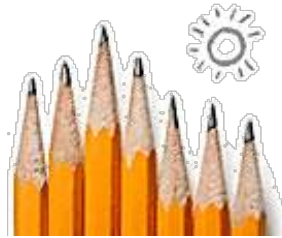
Over 120 Schools 50 High Schools

Minuteman High School

Attleboro High School
Diman Regional VocTech High School
Canton High School
Naugatuck High School
Franklin Public Schools
John F. Kennedy High School
Beverly Public Schools
E.C. Goodwin Technical High School
Waterbury Arts Magnet School
Oliver Ames High School
Avon High School
Bay Path Regional VocTech High School
Metropolitan Learning Center Magnet School



MSBA Partnership with Nashoba Regional School District



Massachusetts School Building Authority

Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

The Massachusetts School Building Authority ("MSBA") is a quasi-independent government authority created to reform the process of funding capital improvement projects in the Commonwealth's public schools. The MSBA strives to work with local communities to create affordable, sustainable, and energy efficient schools across Massachusetts.

The Nashoba Regional School District

has an opportunity to receive a

Grant Reimbursement from the MSBA

to pay costs associated with a new school facility project

Where does the grant money come from?

The money comes from

**Taxes paid by Bolton, Lancaster,
& Stow residents**

and taxpayers throughout the Commonwealth

1 penny of the state's 6.25% sales tax

Your state tax dollars have already been used in hundreds of school districts for their new schools. Nashoba Regional has now been given an opportunity to accept state grant money for investment in Nashoba's current and future needs!

What are the initial requirements to receive a grant from the MSBA?

Complete a Comprehensive Feasibility Study
in collaboration with the MSBA to determine the
most fiscally responsible and educationally appropriate long-term solution.

Over the past 11 months,
the Nashoba Regional School District
has been working towards the completion of this

Comprehensive Feasibility Study
with very specific guidance from the MSBA.

Nashoba Regional School District submitted a
Statement of Interest (SOI) to the MSBA on
March 29, 2019

The MSBA invited the Nashoba Regional School District to conduct a
Feasibility Study for the Nashoba Regional High School
April 14, 2021

MSBA Building Grant Program

The Massachusetts School Building Authority offered Nashoba Regional a grant opportunity for the following reasons:

Building Facility

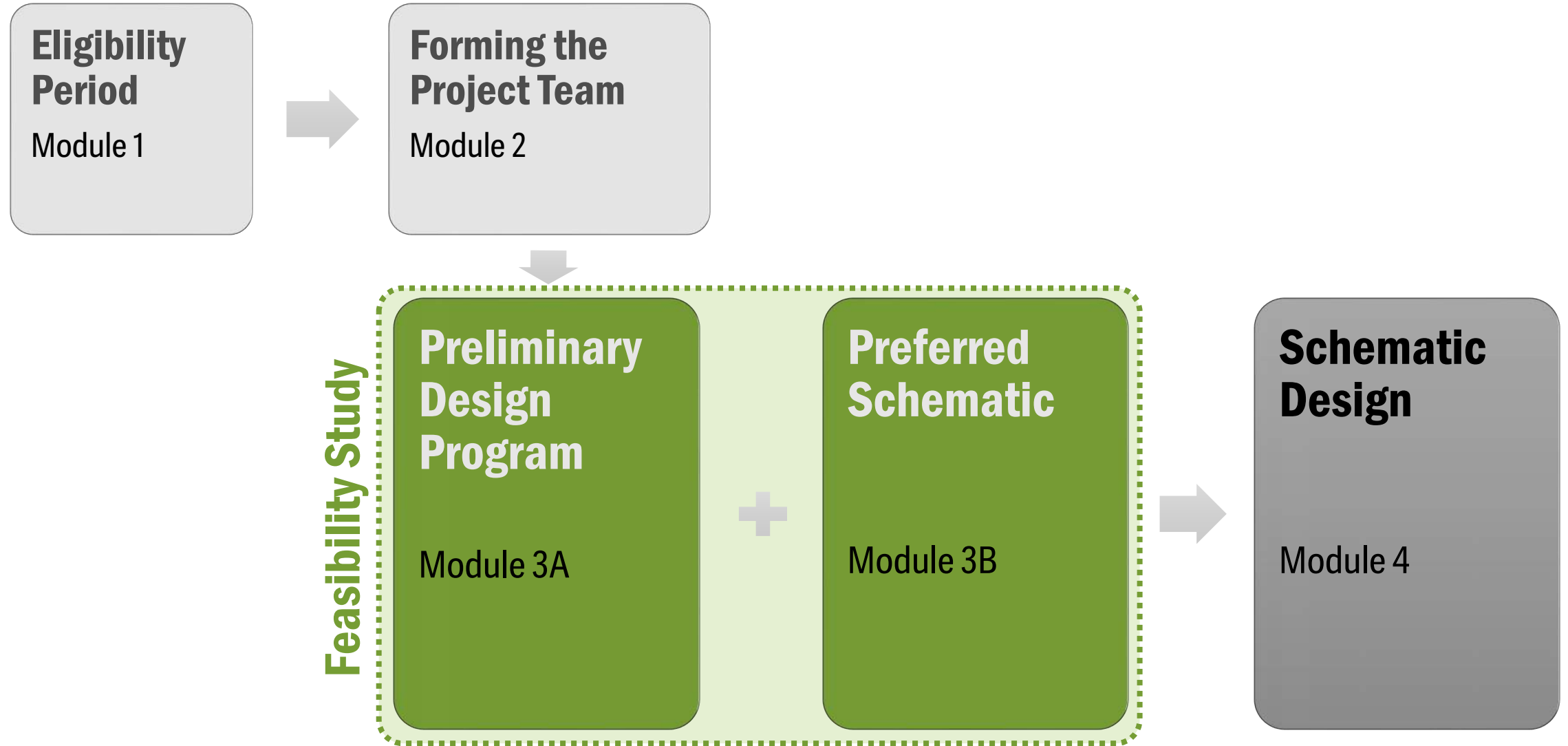
- Condition of Existing Building Infrastructure
- Lack of Building Code Compliance
- Lack of Energy Conservation Code Compliance
- Lack of seismic Structural Code Compliance
- Lack of Handicap Accessibility (Building and Site)
- Inadequate / Inefficient / Poorly Distributed Building Systems (Electrical, Plumbing, HVAC)
- Failing building envelope including, windows, walls and roof.
- Lack of natural ventilation and outdated mechanical systems
- Lack of Modern Technology Infrastructure
- Lack of Sufficient Parking

Educational Inadequacy

- Poorly planned building organization
- Overcrowded and undersized cafeteria, media center and academic spaces
- Building limitations result in struggle to meet District Improvement Goals
- Academic classrooms are antiquated to deliver 21st century education
- Undersized and lack of appropriate science lab space
- Insufficient facilities to deliver modern Applied Arts Programs such as Video Production, Robotics and Theater Arts.
- Lack of small group and independent support spaces for collaboration and social emotional learning opportunities
- Poor and/or ineffective acoustics within the academic spaces
- Lack of student exhibit space
- Lack of collaborative learning spaces

Identified that something NEEDS to be done.

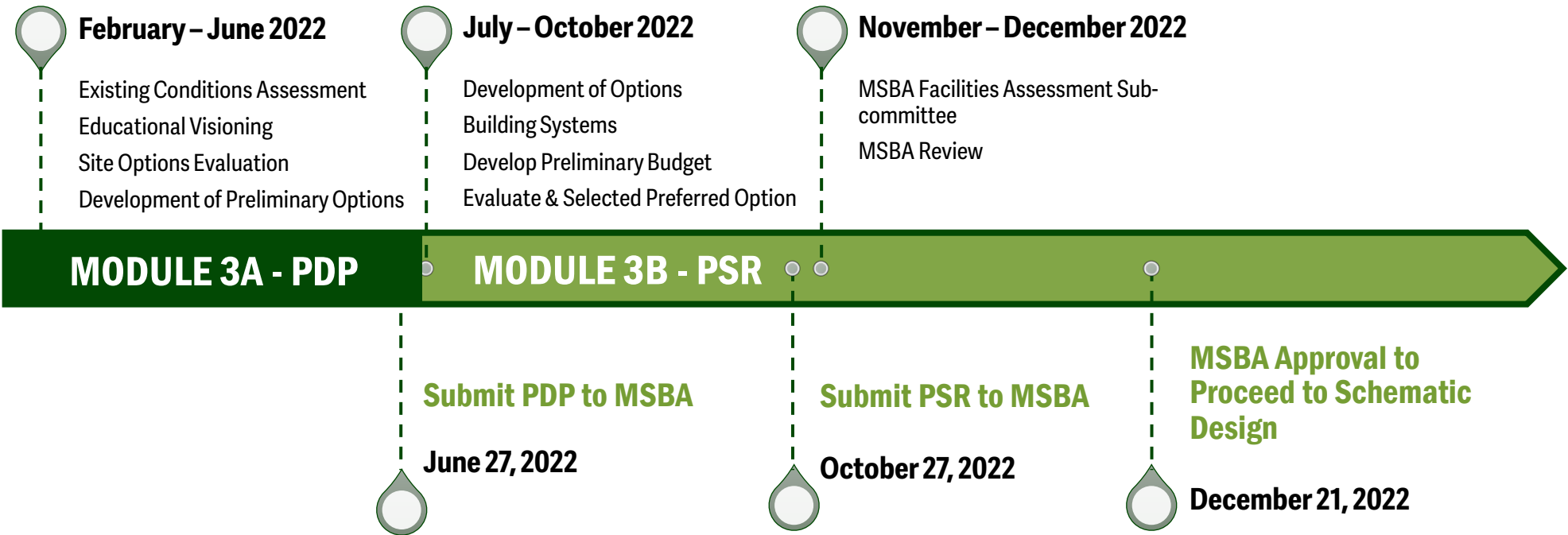
MSBA Process



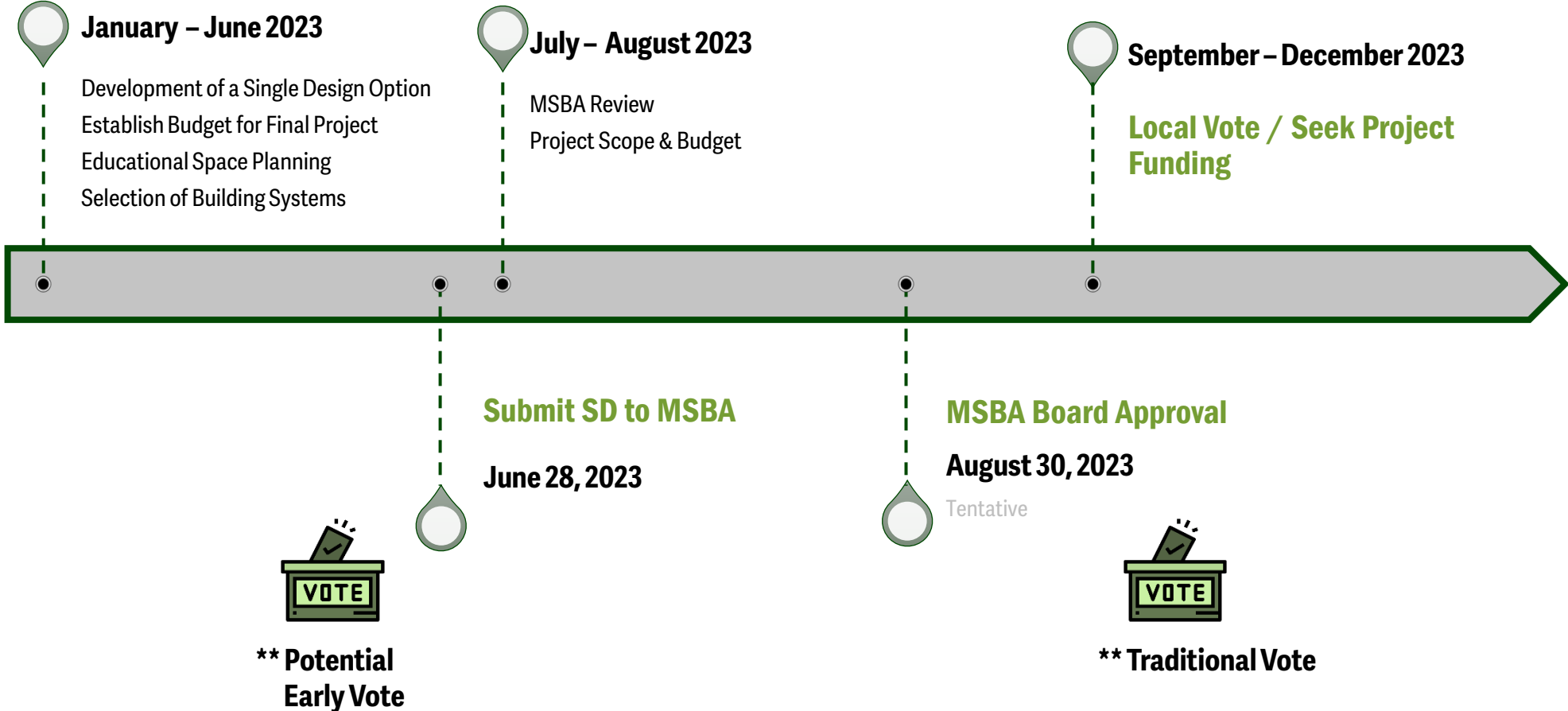
Module 3 – Feasibility Study

Module 3A – Preliminary Design Program (PDP)

Module 3B – Preferred Schematic (PSR)



Module 4 – Schematic Design



Collectively over 2,500 hours
of meetings, planning and discussion by Nashoba

**Including analysis, investigation and reporting by the design team of architects,
engineers, educational planners and the MSBA**

Evaluation of Existing Conditions

- | | |
|----------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <input type="checkbox"/> Site Assessment | <input checked="" type="checkbox"/> Technology Assessment |
| <input checked="" type="checkbox"/> Historical Analysis | <input checked="" type="checkbox"/> Safety & Security Assessment |
| <input checked="" type="checkbox"/> Building Code & Accessibility Analysis | <input type="checkbox"/> Preliminary Geotechnical Evaluation |
| <input checked="" type="checkbox"/> Architectural Assessment | <input checked="" type="checkbox"/> Phase I Environmental Site Assessment |
| <input checked="" type="checkbox"/> Structural Assessment | <input type="checkbox"/> Hazardous Materials Inspection & Report |
| <input checked="" type="checkbox"/> Fire Protection Assessment | <input type="checkbox"/> Traffic Impact Study |
| <input checked="" type="checkbox"/> Plumbing Assessment | |
| <input checked="" type="checkbox"/> Mechanical Assessment | |
| <input checked="" type="checkbox"/> Electrical Assessment | |

Development & Evaluation of Multiple Options

- ☒ Educational Visioning
- ☐ Educational Programming
- ☐ Development of Space Summaries
- ☐ Site Development Requirements
- ☐ Review of Potential Options including Base Repair, Addition/Renovation & New Construction
- ☐ Sustainable Design Review

Project Schedule

FEASIBILITY STUDY PHASE

Preliminary Design Program (PDP)	June 2022
Preferred Schematic Report (PSR)	October 2022

SCHEMATIC DESIGN PHASE

June 2023

Project Scope & Budget and Project Funding Agreement	November 2023
------------------------------------------------------	----------------------

Member Community's Town Meetings & Vote	Summer 2023 *
----------------------------------------------------	----------------------

Design Development, Construction Documents & Bidding	2023-2024 *
Construction Completion	2027-2028 *

Questions?

Existing Conditions Review

Site
Exterior Building Envelope
Interior Environment
Structural Systems
Mechanical Systems
Electrical Systems
Plumbing Systems
Security Systems
Food Service
Hazardous Materials
Geotechnical (Soils)
GeoEnvironmental
Traffic

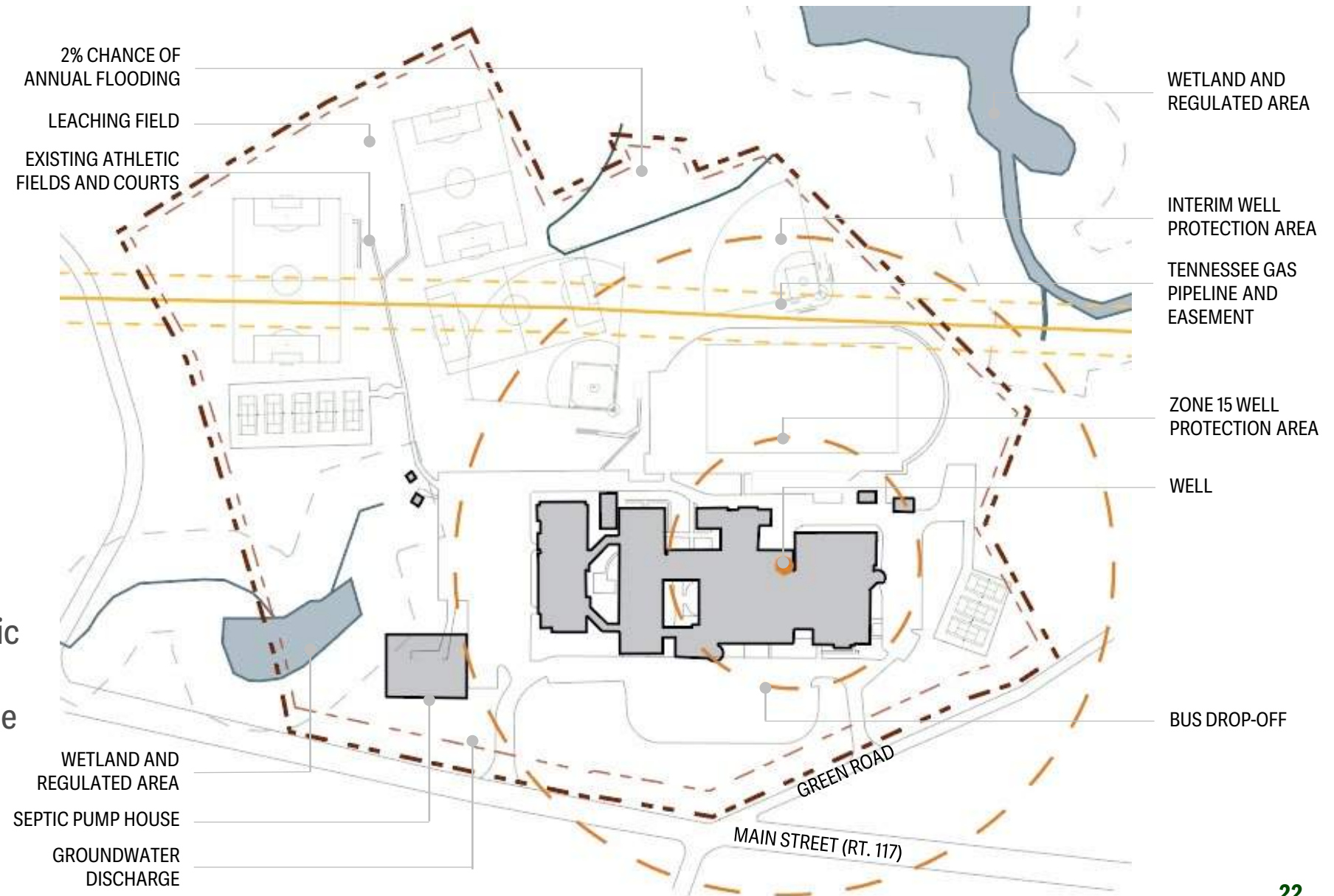


Existing Site

47 Acres
500 Parking Spaces
Track and Field – New 2013
Athletic Fields
On-site Wastewater Treatment Facility

Existing Constraints

- Pipeline Easement
- 30' Grade Change
- Wetlands North and South
- Onsite Water and Septic
- Flood Plain
- Aging Underground Pipe
- Accessibility



Existing Site



**GRANDSTAND ACCESSIBLE
BUT NOT PRESSBOX**



**PAVEMENT DETERIORATED
AT ACCESSIBLE PARKING**



**COURTYARD PATHS AND
STAIRS NOT ACCESSIBLE**

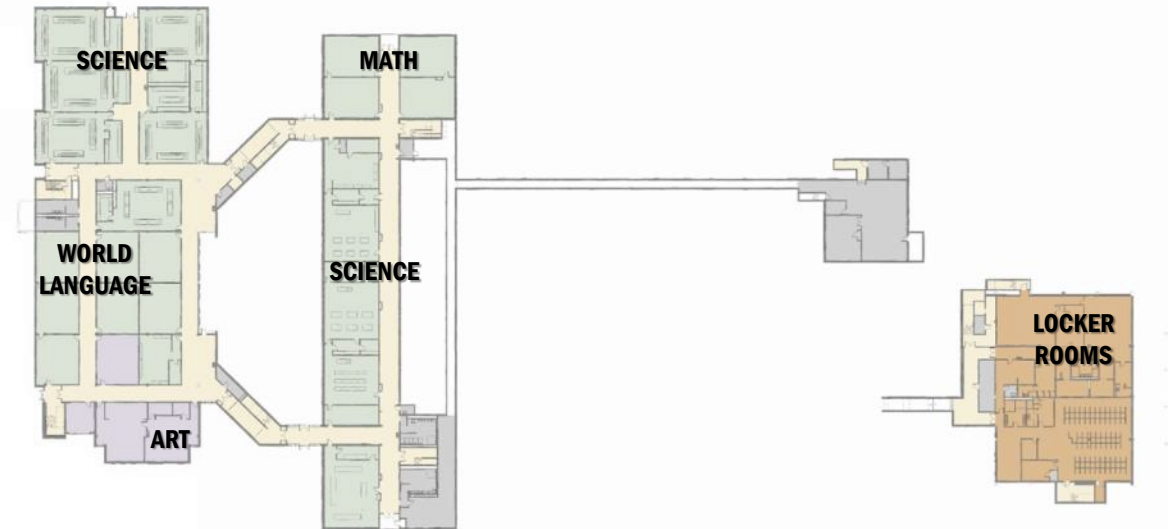


Existing School By the Numbers

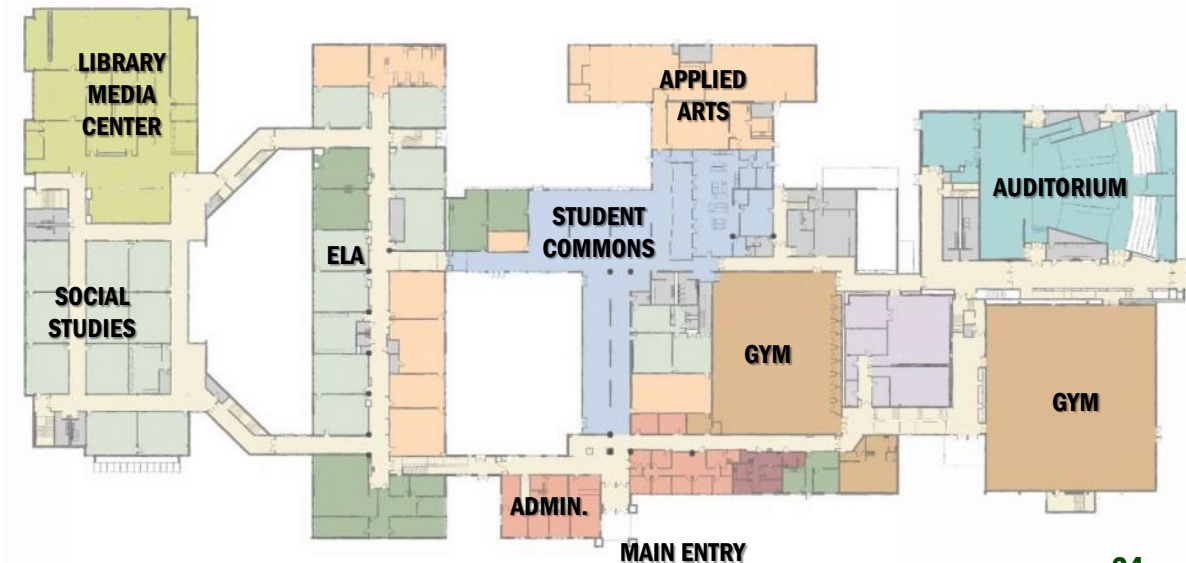
Original building opened in 1962

Addition in 1970 – Gym and Library

Addition in 2000 – Gym reconfigured, Added Auditorium & Administration Space



LOWER LEVEL



MAIN LEVEL

Existing Building Conditions Review

AN AGING BUILDING ENVELOPE...

Walls

- Deterioration from Water Infiltration
- Cracking of Brick and Concrete Walls
- Concrete Spalling and Rusted Rebar
- No Insulation and Vapor Barrier
- Missing and Deteriorated Joint Sealants

Windows & Doors

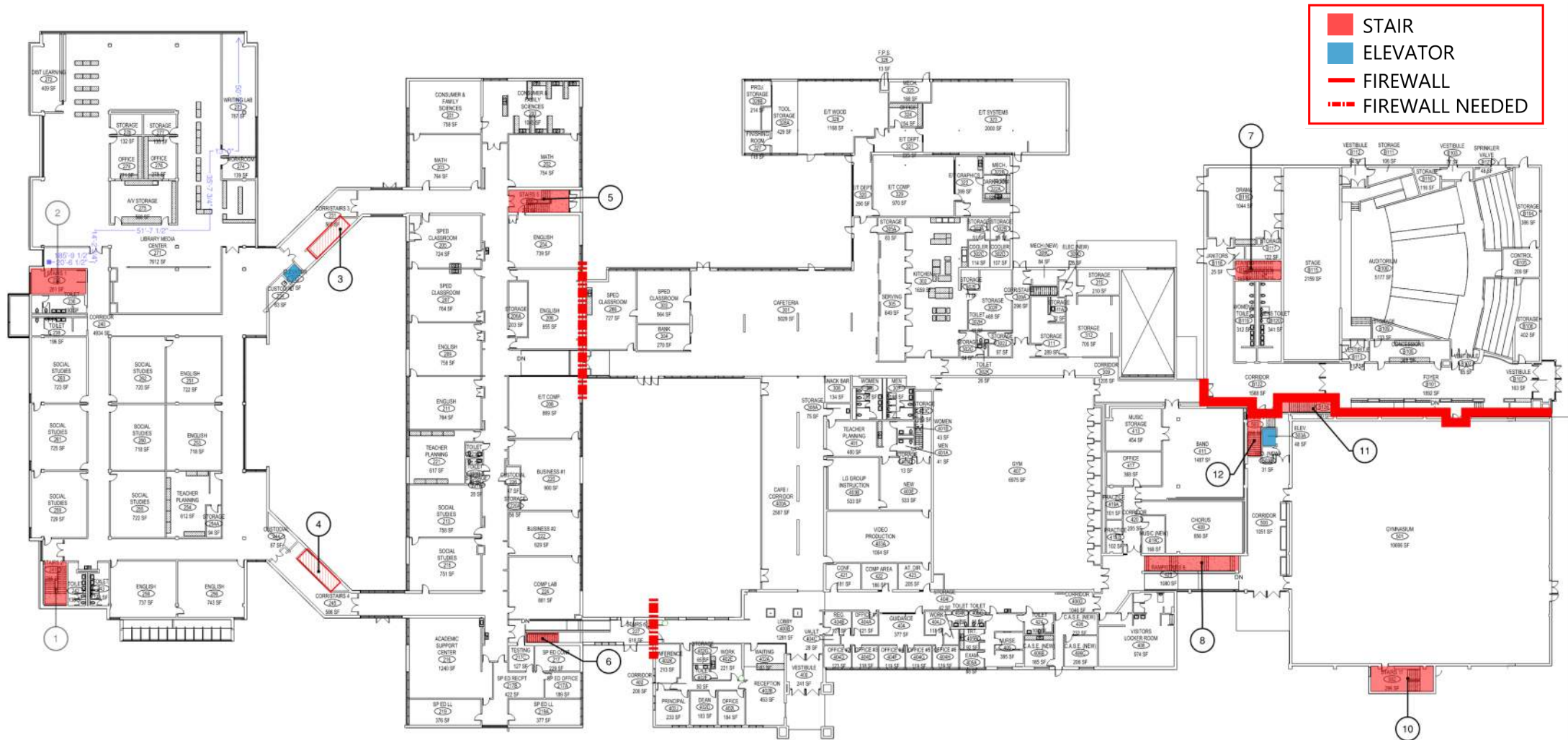
- Steel Windows and Doors Rusting
- Windows and Doors Not Thermally Efficient

Roof

- Roof has Outlived It's Intended Life Span and is Leaking
- Damaged Roof Deck



26



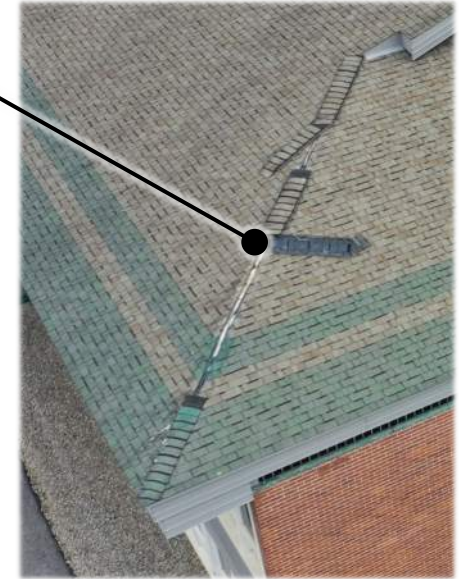
Roof



**GYPSUM ROOF DECK
WATER DAMAGE**



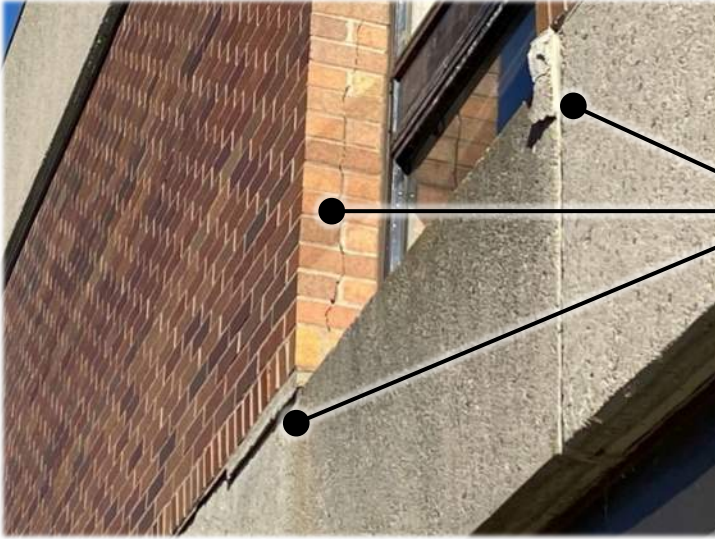
**ASPHALT
SHINGLES**



ROOF PONDING



Exterior Walls: Brick Veneer



**DISPLACED BRICK AND
PRECAST CONCRETE**

**MORTAR DEGRADED FROM
WATER DAMAGE**



**SPALLED BRICK AND
DEGRADED FOUNDATION
WALL FROM FREEZE
DAMAGE**



Exterior Walls: Cast-in-Place Concrete



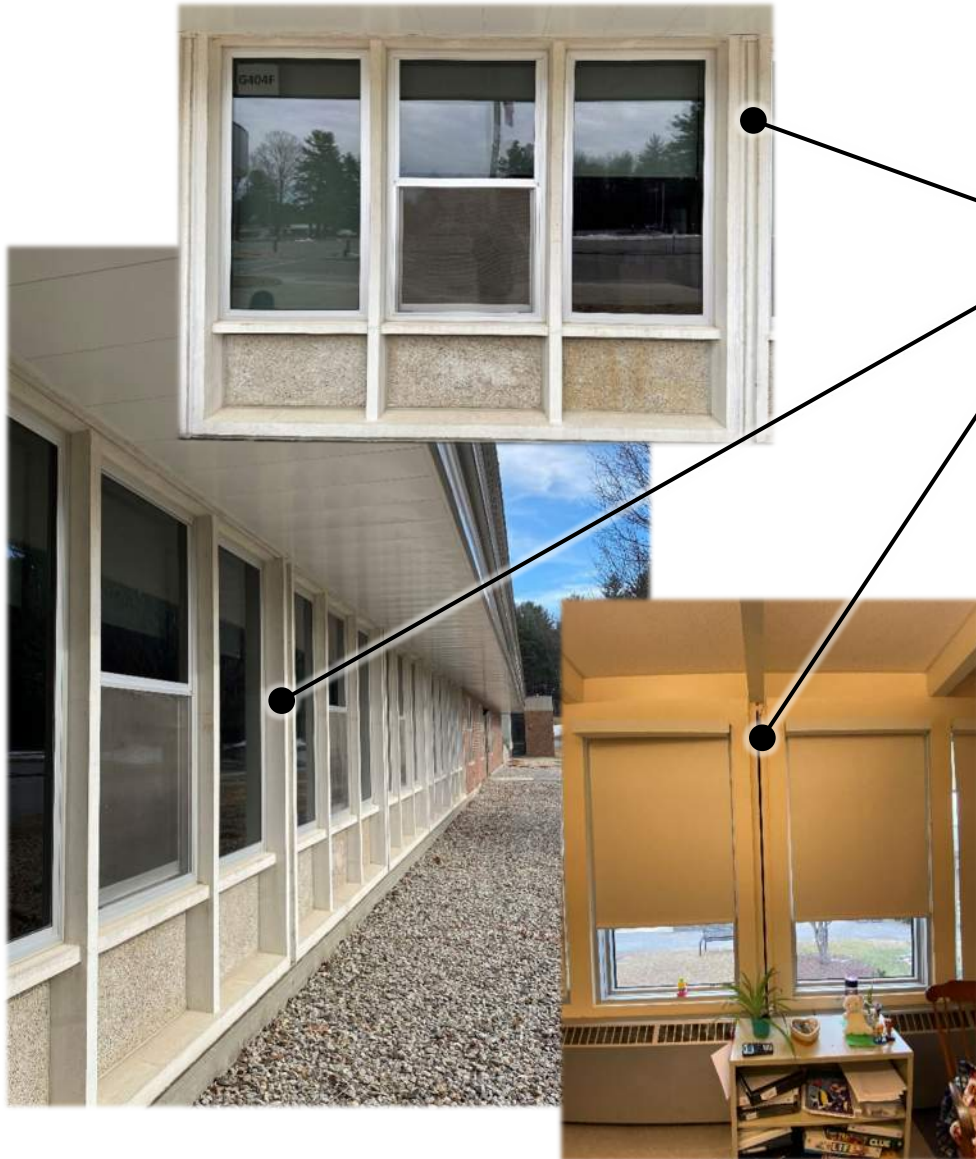
**CRACKING AT EXTERIOR
CONCRETE**



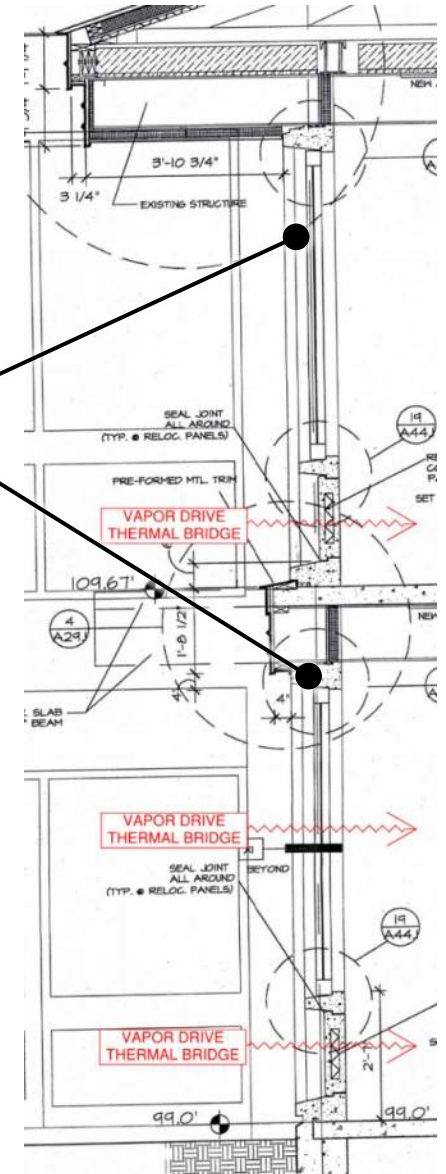
**SPALLED CONCRETE FROM
WATER PENETRATION AND
RUSTING REBAR**



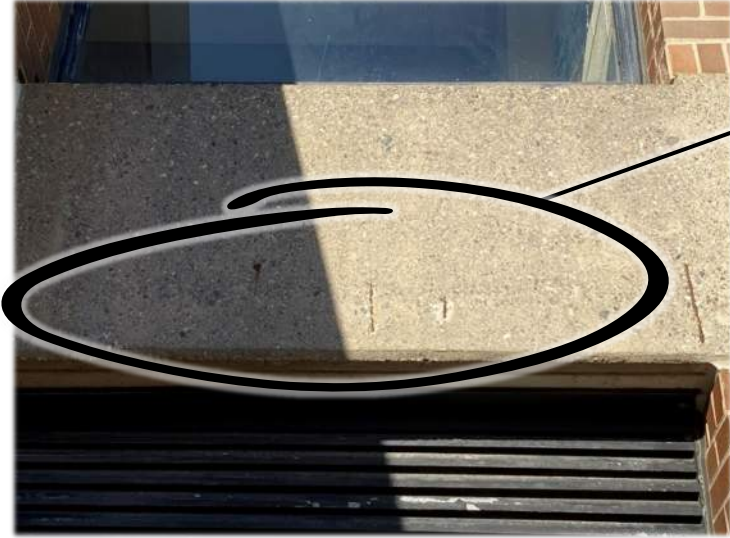
Exterior Walls: Precast Concrete



**SOLID PRECAST
CONCRETE WALL
MODULES WITH THERMAL
BRIDGING AND NO VAPOR
BARRIER**



Exterior Walls: Precast Concrete



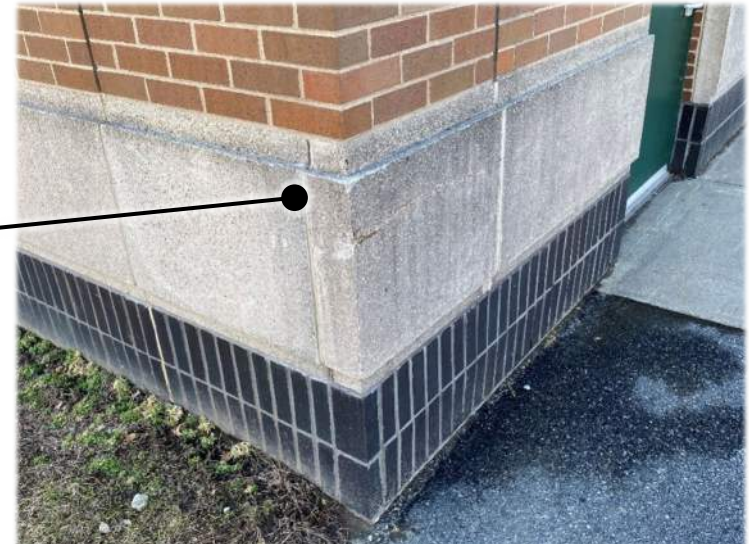
CONCRETE DEGRADING
FROM RUSTING REBAR



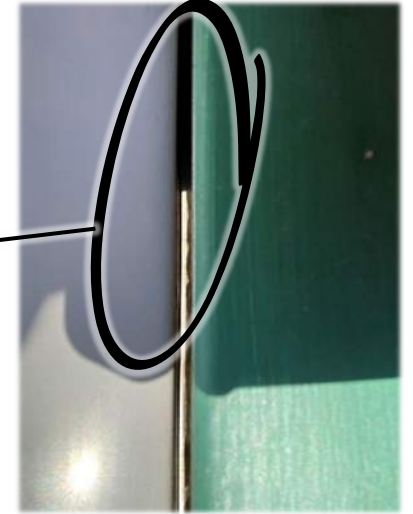
WINDOW MODULE
CRACKING



CONCRETE DEGRADING
FROM WATER DAMAGE



Exterior Walls: Joint Sealant / Caulking



MISSING OR
DETERIORATED SEALANT



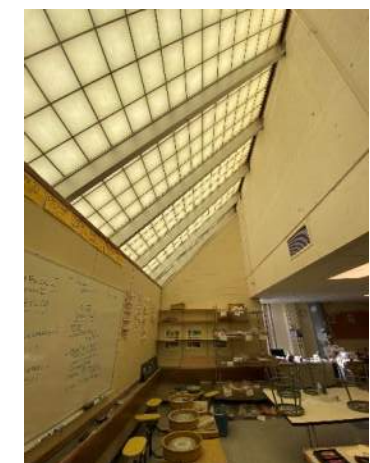
Exterior Doors & Windows



**STEEL FRAME
WITH SINGLE
GLAZING**



**ALUM FRAME WITH
INSULATING
GLAZING**



**TRANSLUCENT
PLASTIC
SANDWICH PANEL**

Exterior Doors & Windows



**STEEL DOOR FRAME
RUSTED THROUGH**

**STEEL BEAM PASSES
THROUGH WINDOW AS
THERMAL BRIDGE**



**STEEL WINDOW FRAME
RUSTED**

**STEEL WINDOW FRAME
RUSTED THROUGH**



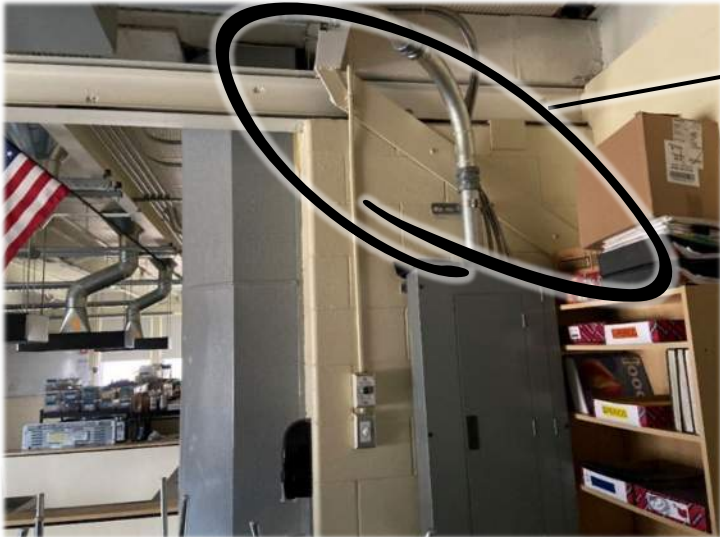
Structural



**WELDED STEEL TO STEEL
CONNECTIONS**



**STEEL TO PRECAST PANEL
CONNECTIONS**



**UPDATE LATERAL BRACING
CONNECTIONS**



**SHINGLE ROOF TRUSS
CONNECTIONS**

Existing Conditions Review

A WELL-MAINTAINED INTERIOR...

Walls

- Cracking in Concrete Block and Precast Concrete Walls
- Painted Finishes Generally in Good Condition

Floors

- Terrazzo, VCT, and Tile Well Maintained but Aged
- No Vapor Barrier Below Concrete Slabs

Ceilings

- Sagging Aged Tiles and Stained Tiles
- Adhered Tiles Failing

HazMat

- Hazardous Materials Survey is underway

Accessibility

- Various Locations not in Compliance Due to Code Updates



Current Classroom Environment



**1960's
CLASSROOM**



**1970's
CLASSROOM**

Interior Finishes: Ceilings



**1960 CLASSROOM WITH
ADHERED ACOUSTICAL
TILE**



**CORRIDOR WITH SAGGING
ACOUSTICAL PANEL
CEILING**



**CLASSROOM WITH
ACOUSTICAL PANELS**

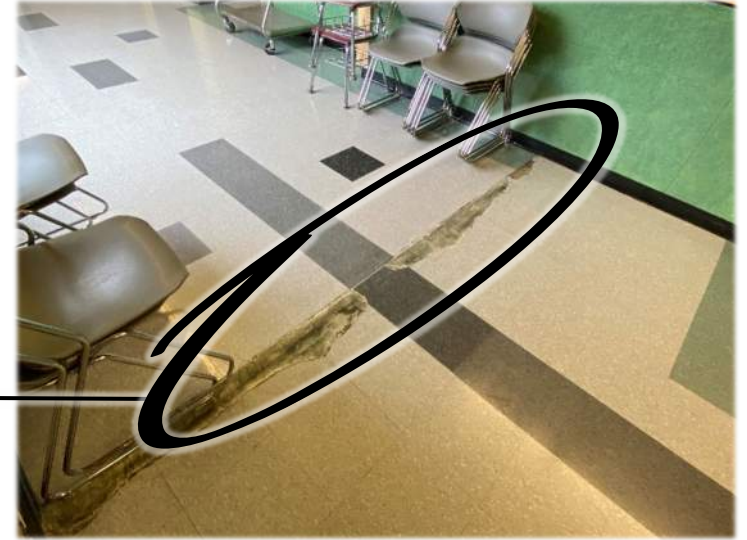


STAINED CEILING TILES

Interior Finishes: Floors



**1960 TERRAZZO FLOOR
WITH CRACKING AND
INFILLS**



**VCT FLOORING CRACKING
AT EXPANSION JOINT**



**VCT FLOORING CRACKING
AT OVERLAY ON TERRAZZO**



**SHEET FLOORING OVERLAY
ON TILE DETERIORATED**

Universal Accessibility



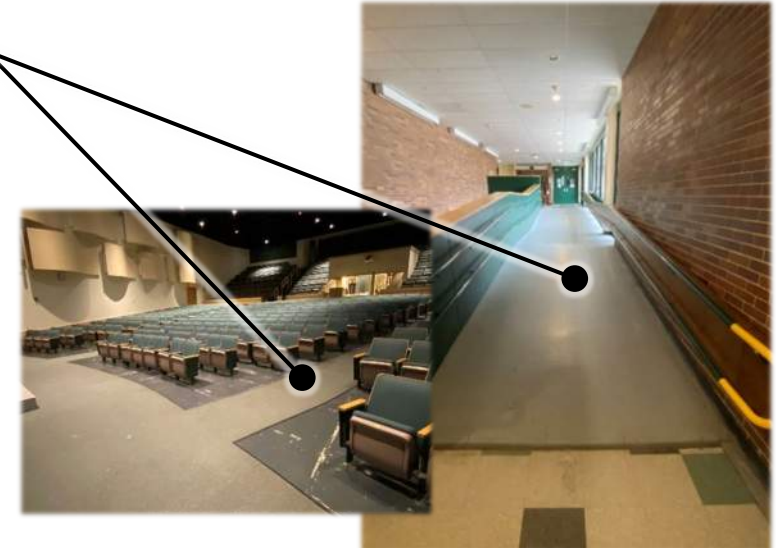
SIGNAGE

**EXTERIOR LIFT TO PRESS
BOX NOT FUNCTIONAL**



**CHORAL RISERS WITHOUT
RAMP ACCESS**

**RAMPS AND AISLES
EXCEED ALLOWABLE
SLOPE**



**SOME CASEWORK
WITHOUT ACCESSIBLE
STATIONS**

Universal Accessibility



SOME TOILET STALLS NOT ACCESSIBLE



LOCKER ROOM SHOWER STALL NOT ACCESSIBLE



WATER COOLER CLEARANCE



ACCESSIBLE LOCKERS NOT PROVIDED



OLD SINGLE USER TOILET ROOMS

Development of Conceptual Site & Building Design Options

Base Repair
Addition / Renovation
New Construction

Evaluation of Cost Alternatives

Select Preferred Solution to Further Develop

For more information, please go to:

**Nashoba Regional School
Building Committee
Website**



*Use your smartphone camera to read this code and
access the site.*

<https://sites.google.com/nrsd.net/nrhs-building-project/home>

**Stay tuned for future Public Forums related to
Educational Visioning &
Development of Potential Options!**

Thank you!
Questions?