

Old Colony Regional Vocational Technical High School



PMA Consultants

SCHOOL BUILDING COMMITTEE | 02.08.2024

AGENDA

OLD COLONY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL DISTRICT

TOWNS OF ACUSHNET, CARVER, LAKEVILLE, MATTAPOISETT, ROCHESTER

Posted in accordance with the provisions of MGL Chapter 30A, § 18-25

Name of Board/Committee:	School Building Committee
Date & Time of Meeting:	Tuesday, February 8, <u>2023</u> 6:00 p.m. - Cafetorium
Location of Meeting:	Old Colony Regional Vocational Technical High School 476 North Avenue, Rochester, MA 02770
Clerk/Board Member posting notice:	Jolene Costa

Cancelled/Postponed/Revised

(Clerk/Board Member cancelling/postponing/revising meeting)

AGENDA

1. Introductions
2. Vote to Approve Prior Meeting Minutes
3. MSBA Overview
4. Project Delivery Methods
5. Designer Selection Process
 - o Vote to Approve RFS
 - o Vote to Approve 3 Designer Selection Panel Members
6. Project Schedule
7. New Business
8. Adjournment



PMA Consultants Old Colony Project Team

OldColony@PMAConsultants.com

OUR TEAM



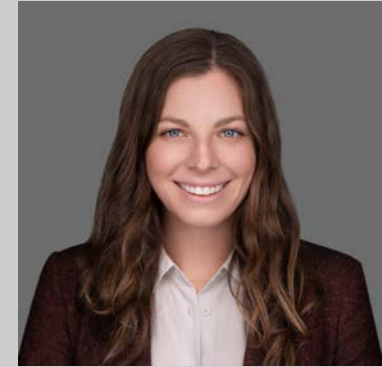
Project Director
Chad Crittenden



Senior Project Manager
Walter Hartley



Project Executive
Chris Carroll



Community Outreach
Zoe Mervine



Project Manager
Mark Adrean



APM/Site Manager
Nick Hull



APM/Site Manager
Chris Loeffler



Cost Estimating
Peter Bradley (PM&C)

MSBA OVERVIEW

Old Colony Regional Vocational School

THRU THE MIDDLE

FREE ZONE NO PARK

MSBA PROCESS



Module 3: Feasibility Study (Two Submissions)

Preliminary Design Program (PDP)

- Existing Conditions Evaluation
- Educational Visioning
- Educational Program (by District)
- Space Needs Assessment
- Development of Prelim. Options
- Eliminate Non-Preferred Options

Preferred Schematic Report (PSR)

- Refinement of Options
- Scope & Systems Development
- Massing & Design Studies
- Final Assessment of Options
- Select "Preferred Option"

Module 4: Schematic Design

Schematic Design (SD)

- Exterior / Interior Design
- Detailed Room Layouts
- Finalize Project Scope
- Establish Project Budget

MSBA PROCESS



REIMBURSEMENT RATE

MSBA Reimbursement Rate*

* Not applicable to "ineligible" scope

MSBA Reimbursement Rate Calculation

Base Points	31.00
Income Factor	6.95
Property Wealth Factor	16.21
Poverty Factor	-

Subtotal: Reimbursement Rate Before Incentives **54.16**

Ineligible Scope Examples:

- \$550/SF Reimbursable Bldg Cost Cap in 2024
- \$55/SF Reimbursable Site Cost Cap in 2024
- Soft Costs over 20% of Construction Cost
- SF Exceeding Net to Gross Ratio
- Asbestos Ceiling or Floor Tile Abatement
- Private Sewer & Water
- Moving Costs
- Swing Space Costs
- Legal Fees
- Land Acquisition Costs
- Offsite Costs (ie demo of building on separate site, water main)
- Furniture over \$1200/student
- Technology over \$1200/student

Incentive Points

Maintenance (0-2)	TBD
CM @ Risk (0-1)	-
Only projects invited to Capital Pipeline prior to 1/2/17	
Newly Formed Regional District (0-6)	-
Major Reconstruction or Reno/Reuse (0-5)	TBD
Overlay Zoning 40R & 40S (0-1)	-
Overlay Zoning 100 units or 50% of units for 1, 2 or 3 family structures (0-0.5)	-
Energy Efficiency - "Green Schools" (0 or 2)	TBD
Model Schools (5)	-
Only projects invited to Capital Pipeline prior to 1/2/16	

DESIGN ENROLLMENT

MSBA Design Enrollment*

Considerations:

No Program Expansion

With Program Expansion

- MSBA Calculation @ 85% Space Utilization
- Space Summary Includes Growth Opportunities
- CTE Space Allowances per DESE

MASSACHUSETTS SCHOOL BUILDING AUTHORITY OLD COLONY REGIONAL VOCATIONAL TECHNICAL SCHOOL DISTRICT OLD COLONY REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL STUDY ENROLLMENT CERTIFICATION

As a result of a collaborative analysis with the Massachusetts School Building Authority (the "MSBA") of enrollment projections and space capacity needs for the Old Colony Regional Vocational Technical High School (the "Proposed Project"), the Old Colony Regional Vocational Technical School District hereby acknowledges and agrees that the design of alternatives, which may be evaluated as a part of the feasibility study for the Old Colony Regional Vocational Technical High School, shall be based in accordance with the following:

Enrollment for Grades 9-12 as Currently Configured	Enrollment for Grades 9-12 with Proposed Expansion of Chapter 74 Programming	Enrollment for Grades 9-12 with Expansion of Chapter 74 Programming
560 students	810 students	Between 560 – 810 students

The Old Colony Regional Vocational Technical School District further acknowledges and agrees that pursuant to 963 CMR 2.00 *et seq.*, the MSBA shall determine the square feet per student space allowance and total square footage according to the enrollments noted above. The Old Colony Regional Vocational Technical School District acknowledges and agrees that it has no right or entitlement to any particular design enrollment, square feet per student space allowance, or total square footage and that it has no right or entitlement to a design enrollment any greater than any of the enrollments noted above, and further acknowledges and agrees that it shall not bring any claim or action, legal or equitable, against the MSBA, or any of its officers or employees, for the purpose of obtaining an increase in the design enrollment for the Proposed Project that it has acknowledged and agreed to herein. The Old Colony Regional Vocational Technical School District further acknowledges and agrees that, among other things, the design enrollment, square feet per student space allowance, and total square footage of the Proposed Project shall be subject to the approval of the MSBA's Board and that the final approval of a Proposed Project shall be within the sole discretion of the MSBA's Board.

SPACE SUMMARY TEMPLATE

MSBA Space Summary Template

[ENTER DISTRICT NAME] [ENTER SCHOOL NAME]				PROPOSED PROGRAM			Date: [Enter Date] [Enter Submittal]		
EXISTING CONDITIONS				TOTAL			VARIATION TO MSBA GUIDELINES		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
CORE ACADEMIC			0			0			
(List rooms of different sizes separately)									
General Classroom			0	0	0	0			
Teacher Planning			0	0	0	0			
Small Group Seminar (20-30 seats)			0	0	0	0			
Science Classroom / Lab			0	0	0	0			
Prep Room			0	0	0	0			
Central Chemical Storage Room			0	0	0	0			
[Enter room type here]			0	0	0	0			
[Enter room type here]			0	0	0	0			
[Enter room type here]			0	0	0	0			
[Enter room type here]			0	0	0	0			
[Enter room type here]			0	0	0	0			
SPECIAL EDUCATION			0			0			
ART & MUSIC			0			0			
Art Classroom (25 seats)			0	0	0	0			
Art Workroom with Storage & Kiln			0	0	0	0			
Band (50-100 seats)			0	0	0	0			
Chorus (50-100 seats)			0	0	0	0			
Ensemble			0	0	0	0			
Music Practice			0	0	0	0			
Music Storage			0	0	0	0			
[Enter room type here]			0	0	0	0			
[Enter room type here]			0	0	0	0			
[Enter room type here]			0	0	0	0			
[Enter room type here]			0	0	0	0			
[Enter room type here]			0	0	0	0			
VOCATIONS & TECHNOLOGY			0			0			
Non-Chapter 74 Programs (List rooms separately below)									
Technology / Engineering Rooms			0	0	0	0			
[Enter room type here]			0	0	0	0			
[Enter room type here]			0	0	0	0			
[Enter room type here]			0	0	0	0			
[Enter room type here]			0	0	0	0			
[Enter room type here]			0	0	0	0			
Chapter 74 Programs (List rooms separately below)									
Advanced Manufacturing Technology			0	0	0	0			
Agricultural Mechanics			0	0	0	0			
Animal Science			0	0	0	0			
Automotive Collision Repair and Refinishing			0	0	0	0			
Automotive Technology			0	0	0	0			
Aviation Technology			0	0	0	0			
Biotechnology			0	0	0	0			
Building and Property Maintenance			0	0	0	0			
Business Technology			0	0	0	0			
HEALTH & PHYSICAL EDUCATION			0			0			
Gymnasium			0	0	0	0			
PE Alternatives			0	0	0	0			
Gym Storeroom			0	0	0	0			
Locker Rooms - Boys and Girls with Toilets			0	0	0	0			
PE Storage			0	0	0	0			
Athletic Director's Office			0	0	0	0			
Health Instructor's Office with Shower and Toilet			0	0	0	0			
[Enter room type here]			0	0	0	0			

Considerations:

- Renovations Typically Larger due to Space Inefficiencies
- Gymnasium standard size 12,000SF
- Auditoriums (2/3 enrollment up to 750)
- Cafeteria sized for 3 seatings
- Opportunities do exist to shift between categories
- Any SF in excess of Space Summary totals is 100% on District
- DESE review and approval required for SPED and CTE spaces.

CONSTRUCTION DELIVERY METHOD

Old Colony Regional Vocational School

NO PARKING

NO PARKING

CONSTRUCTION DELIVERY METHOD

Overview & Terms

Massachusetts General Law Chapter 149 “Design Bid Build” General Contracting (GC):

- Traditional Design-Bid-Build where Architect will complete design to 100% before soliciting Trade bids and General Contractor Bids – Lowest responsive and pre-qualified Bidder is awarded the contract.

Massachusetts General Law Chapter 149A “Construction Manager at Risk” Construction Manager (CM)

- Architect will complete design but may begin to solicit early work packages before 100% CD. Trade Bids are solicited, CM is selected based on quality and team determined to be most beneficial for the Project. Contract (“GMP”) value is negotiated at later design phase.

CONSTRUCTION DELIVERY METHOD

A feasibility study and a thorough evaluation of the district’s top goals are crucial to determining the best delivery approach.

Case Studies:
Bristol-Plymouth Tech (Design-Bid-Build) \$238.5M, 419K SF
Northeast Metro Tech (CM-at-Risk) \$250.2M, 383K SF
Diman RVTHS(CM-at-Risk) \$TBD, 384K SF

	Dollars	Difficulty	FYI	PRO
DESIGN-BID-BUILD (Ch. 149)	No restrictions on project dollar value	Best for projects with limited phasing and/or logistical challenges	Favors lowest qualified bid	Demonstrated cost savings vs. CM at Risk approach
CM-AT-RISK (Ch. 149a)	Must be greater than \$5 million	Best for projects with complex phasing and/or logistics	Can cost 6-8% more than Ch. 149	The CM is engaged early in the design phase and throughout the project

CONSTRUCTION DELIVERY METHOD

CM-at-Risk (Ch. 149A) Projects

Somerville High

Saugus Middle High (ENR Award)

Northeast Regional Metro Vocational

Andover West Elementary School

Danvers Ivan G. Smith Elementary

Essex Tech High (CMAA & ENR Awards)

Sharon High

Shrewsbury Beal Elementary

Boston Arts Academy

Boston Public Library Central Library (CMAA Award)

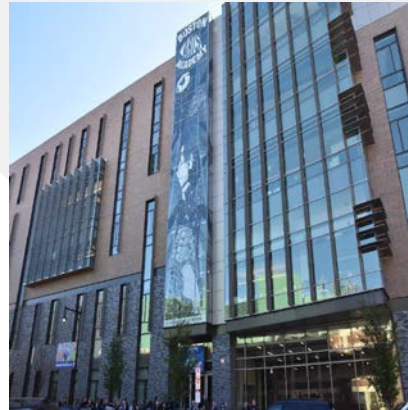
Boston Landing Redevelopment

East Somerville Community (CMAA Award)

Rochester Memorial Elementary

Shrewsbury Public Library (CMAA Award)

Bruce C. Bolling Building (CMAA & ENR Award)



Design-Bid-Build (Ch. 149) Projects

Bristol Plymouth Regional Technical High

Hingham Elementary

Wareham Forest Elementary

Dennis-Yarmouth Intermediate Middle (CMAA Award)

Rockland Phelps Elementary

Easton Blanche A. Ames Early Elementary

Hudson Quinn Middle

Arlington Thompson Elementary

Hanover High

Hull Lillian M. Jacobs Elementary

Arlington Cyrus Dallin Elementary (CMAA Award)

Swampscott Town Hall

***Bolded projects completed by members of this core team**

CHAPTER 149 “DESIGN BID BUILD” GENERAL CONTRACTING (GC)

PRO

- **LOWEST PRE-QUALIFIED COMPETITIVE BID IS AWARDED**
- **DEBT EXCLUSION AMOUNT WOULD BE LESS (CONSTRUCTION ESTIMATES WOULD BE 6-8% LOWER)**
- **REDUCED COST EXPOSURE TO HIGH RISK ITEMS LIKE TEMP UTILITIES, WINTER CONDITIONS**
- **DRAWINGS AND SPECS ARE 100% OWNED, NO OPPORTUNITY TO INTRODUCE QUALIFICATIONS AND ASSUMPTIONS**

CON

- **PREQUALIFICATION AND BID PROTESTS ARE COMMON**
- **NO GC INVOLVEMENT DURING DESIGN PHASE ESTIMATES, HIGHER RELIANCE ON 2 INDEPENDENT ESTIMATORS**
- **EARLY PACKAGES STILL POSSIBLE BUT OFTEN RESULT IN SEPARATE PRIME CONTRACTORS**

CHAPTER 149A “CONSTRUCTION MANAGER AT RISK” (CM)

PRO

- QUALIFICATION BASED SELECTION
- INVOLVED DURING SCHEMATIC DESIGN ESTIMATES
- LESS COMPLICATED PROCUREMENT OF EARLY WORK PACKAGES
- LOWER CHANCE OF BID PROTESTS DURING PRIME CONTRACT PROCUREMENT
- BUYOUT SAVINGS AND CM CONTINGENCIES RETURNED TO THE OWNER UPON COMPLETION (IF APPLICABLE)

CON

- HIGHER UP-FRONT COSTS (6-8%)
- OPEN BOOK ACCOUNTING LEADS TO INCREASED OWNER EXPOSURE TO HIGHER RISK ITEMS LIKE TEMP UTILITIES, WINTER CONDITIONS, MISSED BUYOUTS, ETC
- QUALIFICATION BASED SELECTION MEANS COST RELATIVE TO COMPETITORS IS LESS KNOWN AT TIME OF AWARD
- PRODUCT SPECIFICATIONS OFTEN ‘QUALIFIED’ AS BEING OUT OF BASE SCOPE DURING GMP NEGOTIATION PROCESS

DESIGNER SELECTION

Old Colony Regional Vocational School

NO PARKING

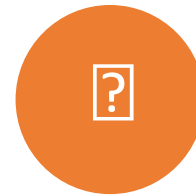
NO PARKING

DESIGNER SELECTION



Develop Designer RFS

We'll work with you to ensure key project elements and needs are captured in the RFS



Evaluate Respondents

Each design firm will be evaluated to highlight the pros and cons of each



Designer Selection Panel (DSP)

We'll work to prepare District Representatives (3) for their participation in the MSBA DSP process



The Right Fit

The best firm will have the most applicable experience and be responsive to your RFP

Designer Request for Services (RFS)

- ✓ MSBA Standard Template (www.massschoolbuildings.org)
- ✓ DRAFT RFS submitted to MSBA for review
- ✓ Advertise on central register and in local paper
- ✓ 4 week designer response period
- ✓ Include informational site visit

Preliminary Review of Designer Submissions

- PMA Distributes to Selection Subcommittee Members
- Verify Submission is Complete and Adequate
- Develop Matrix of Design Subconsultants
- Perform Reference Checks
- NO SCORING OR RANKING PRIOR TO DSP MEETINGS!!

DESIGNER SELECTION

*NEED TO ESTABLISH DESIGNER PANEL
SELECTION COMMITTEE (3 MEMBERS)*

	Designer 1	Designer 2	Designer 3	Designer 4	Designer 5	Designer 6	Designer 7	Designer 8
Relevant Project Experience								
Active Projects								
MGL 149/149a Experience								
References								
Lead Architect/Team Experience								
MEPFP Consultant Experience								
Office Location								
Application Quality								
Security Consultant Experience								
Alternate & Restricted Site								
Similar Project Experience								
Similar Scope & Size Project Experience								
Phasing & Occupied Site Experience								
Familiarity with District								
Community Involvement Incorporated in Design								
	(13)	(5)	(12)	(15)	(10)	(14)	(13)	(9)
	(2)	(8)	(2)	0	(3)	0	0	(5)
	0	(2)	(1)	0	(2)	(1)	(2)	(1)

DSP Meetings

- Meeting #1: April 23, 2024
 - Review Designer Submissions
 - DSP Ranks Firms First to Last
 - Shortlist ~3 Highest Ranked Firms
- Meeting #2: May 7, 2024
 - Interview Shortlisted Candidates
 - DSP Ranks Firms First to Last
 - District/PMA Negotiate Contract with Top Ranked Firm

DESIGNER SELECTION PANEL



DSP MEETING OVERVIEW

DSP Meeting #1 – April 23rd, 2024

DSP Meeting #2 – May 7th, 2024

Attendees:

- MSBA staff
- Designer Selection Panel (DSP): 13 members
- Three (3) Old Colony representatives:*

**All three reps must sign and return 'DSP Acknowledgement Form' prior to DSP meeting.*



2024 Designer Selection Panel Meeting Dates

January 16	May 21	October 8
January 30	June 4	October 22
February 13	June 18	November 5
February 27	July 9	November 19
March 12	July 23	December 3
March 26	August 13	December 17
April 9	August 27	
April 23	September 10	
May 7	September 24	

All meetings dates are tentative until confirmed by the MSBA

All Designer Selection Panel Meetings will begin at 8:30 AM via ZOOM, unless otherwise indicated.

MSBA Designer Selection Panel (“DSP”)

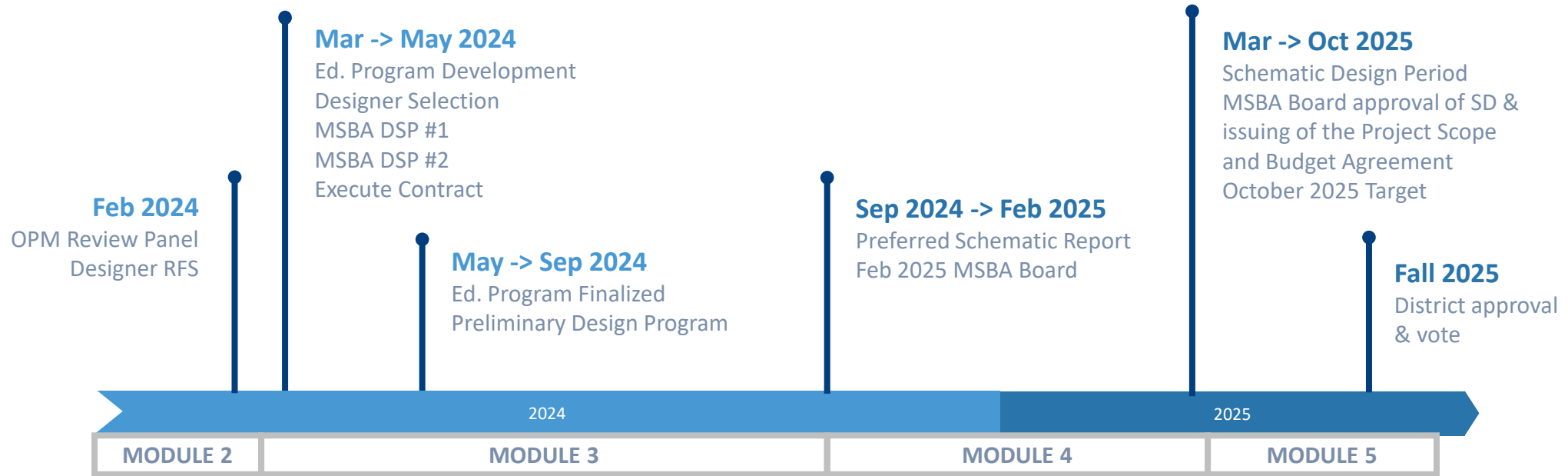
- **13 Appointed Members, including:**
 - Boston Society of Architects (BSA)
 - American Council of Engineering Companies of MA (ACEC)
 - Associated General Contractors of MA (AGC)
 - MSBA Staff
- **3 Local Representatives:**
 - one (1) of whom shall be designated by the school committee, district school committee, or board of trustees of the Eligible Applicant, as the case may be;
 - one (1) of whom shall be the superintendent of schools of the Eligible Applicant, ex officio, or his/her designee;
 - and one (1) of whom shall be the chief executive officer of the city or town that is the Eligible Applicant, ex officio, or his/her/its designee or, in all other cases, a member of the School Building Committee designated by the School Building Committee.

DISCUSSION & VOTE
TO APPROVE DSP REPRESENTATIVES

DISCUSSION & VOTE
TO APPROVE RFS

SCHEDULE & NEXT STEPS

PROJECT TIMELINE



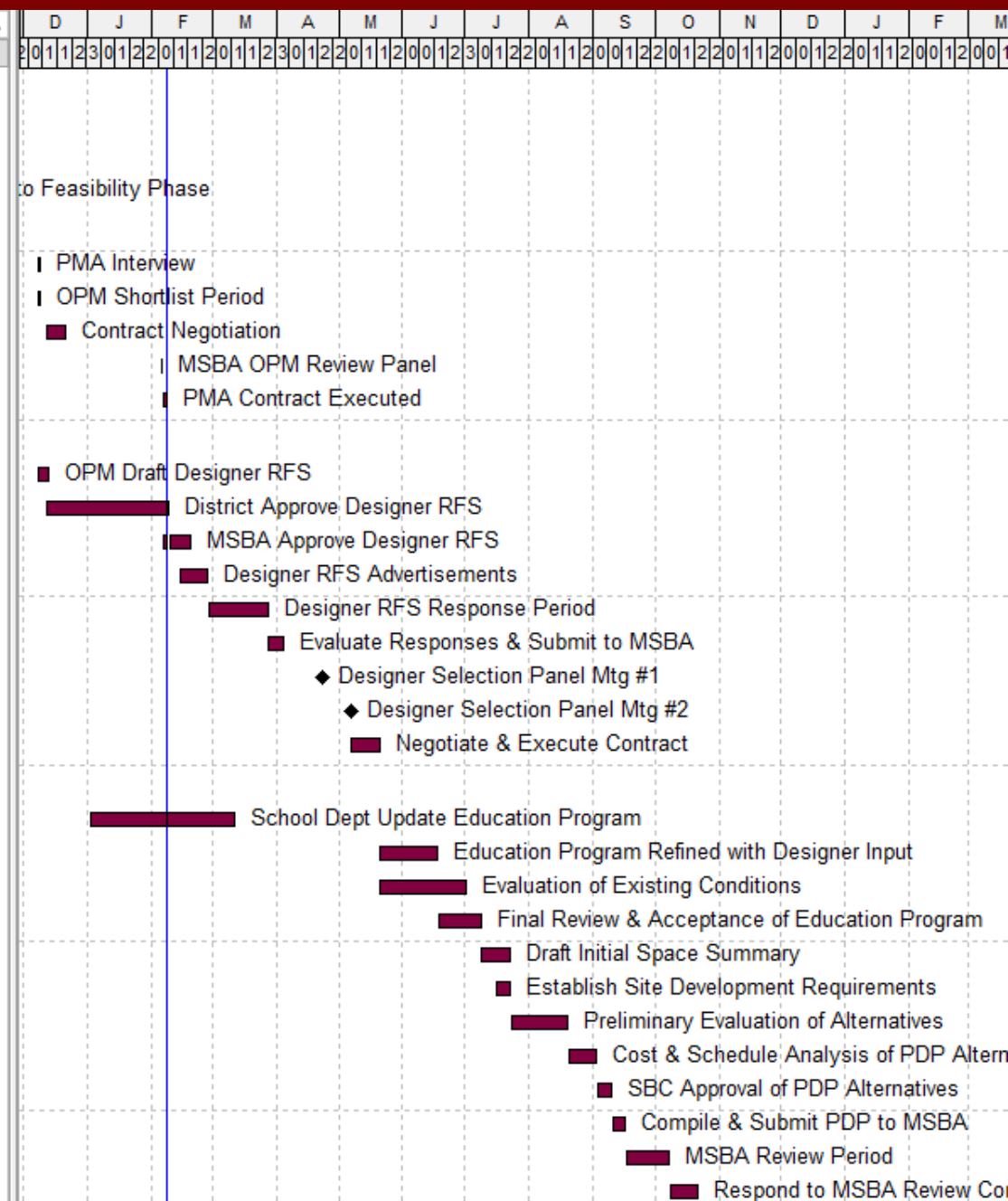
**YOU ARE
HERE**

TIMELINE KEY

*Dates are Forecast based on an
estimated MSBA Board Meeting
schedule*

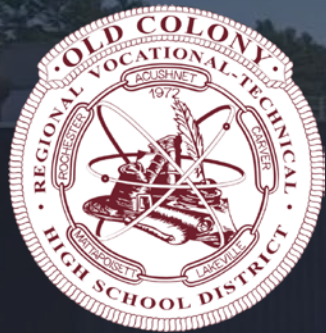
PROJECT SCHEDULE

Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
Old Colony Regional					
A2690	SOI Submitted to MSBA	1	26-Apr-21 A	26-Apr-21 A	
A2700	MSBA Invitation to Eligibility Phase	1	02-Mar-22 A	02-Mar-22 A	
A2710	MSBA Invitation to Feasibility Phase	1	30-Aug-23 A	30-Aug-23 A	
OPM Selection					
A1000	PMA Interview	1	08-Dec-23 A	08-Dec-23 A	
A1010	OPM Shortlist Period	1	08-Dec-23 A	08-Dec-23 A	
A1020	Contract Negotiation	7	12-Dec-23 A	20-Dec-23 A	
A1380	MSBA OPM Review Panel	1	05-Feb-24 A	05-Feb-24 A	
A1390	PMA Contract Executed	5	06-Feb-24 A	07-Feb-24 A	
Designer Selection					
A1030	OPM Draft Designer RFS	3	08-Dec-23 A	12-Dec-23 A	
A1430	District Approve Designer RFS	43	12-Dec-23 A	08-Feb-24	2
A1040	MSBA Approve Designer RFS	10	06-Feb-24 A	19-Feb-24	2
A1060	Designer RFS Advertisements	10	14-Feb-24	27-Feb-24	2
A1050	Designer RFS Response Period	21	28-Feb-24	27-Mar-24	2
A1070	Evaluate Responses & Submit to MSBA	6	28-Mar-24	04-Apr-24	2
A1080	Designer Selection Panel Mtg #1	0		23-Apr-24*	0
A1090	Designer Selection Panel Mtg #2	0		07-May-24*	0
A1100	Negotiate & Execute Contract	10	07-May-24	20-May-24	0
Preliminary Design Program					
A1110	School Dept Update Education Program	50	02-Jan-24 A	11-Mar-24	50
A1190	Education Program Refined with Designer Input	20	21-May-24	17-Jun-24	0
A1130	Evaluation of Existing Conditions	30	21-May-24	01-Jul-24	10
A1200	Final Review & Acceptance of Education Program	15	18-Jun-24	08-Jul-24	0
A1120	Draft Initial Space Summary	10	09-Jul-24	22-Jul-24	0
A1140	Establish Site Development Requirements	5	16-Jul-24	22-Jul-24	0
A1150	Preliminary Evaluation of Alternatives	20	23-Jul-24	19-Aug-24	0
A1210	Cost & Schedule Analysis of PDP Alternatives	10	20-Aug-24	02-Sep-24	0
A1220	SBC Approval of PDP Alternatives	5	03-Sep-24	09-Sep-24	0
A1160	Compile & Submit PDP to MSBA	5	10-Sep-24	16-Sep-24	0
A1170	MSBA Review Period	21	17-Sep-24	07-Oct-24	21
A1180	Respond to MSBA Review Comments	14	08-Oct-24	21-Oct-24	21



Key Dates:

- Designer RFS Published: 2/28/24
- Designer Pre-Bid: 3/04/24 @ 3PM
- Designer Responses Due: 3/27/24
- **School Building Committee: Week of 4/1/24**
- Applications due to MSBA: 4/4/24
- DSP Meeting #1: 4/23/24
- DSP Meeting #2: 5/07/24
- **School Building Committee: Week of 5/6/24**
- Preliminary Design Program: September 2024 Target



PMA Consultants

QUESTIONS? | THANK YOU!