

ELIZABETH G. LYONS ELEMENTARY SCHOOL

RANDOLPH, MA



SCHOOL BUILDING COMMITTEE MEETING

AUGUST 11, 2020

TSKP
STUDIO

DAEDALUS
A CHA Company

Introduction | Presenters

Randall Luther, AIA, MCPPO

TSKP STUDIO

Yugon Kim

TSKP STUDIO

Richard Marks, MCPPO

Daedalus/CHA

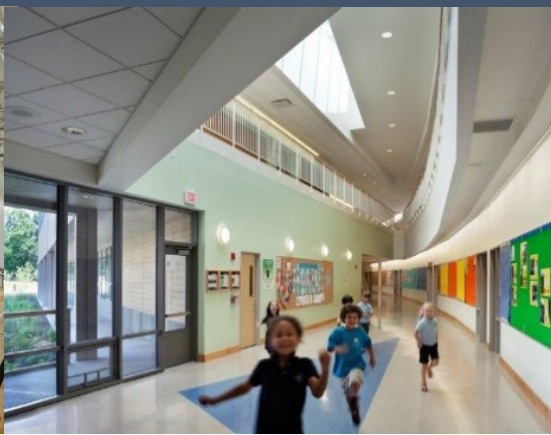
Alicia Monks

Daedalus/CHA

Tieshia Walton

Daedalus/CHA

Potential Sites



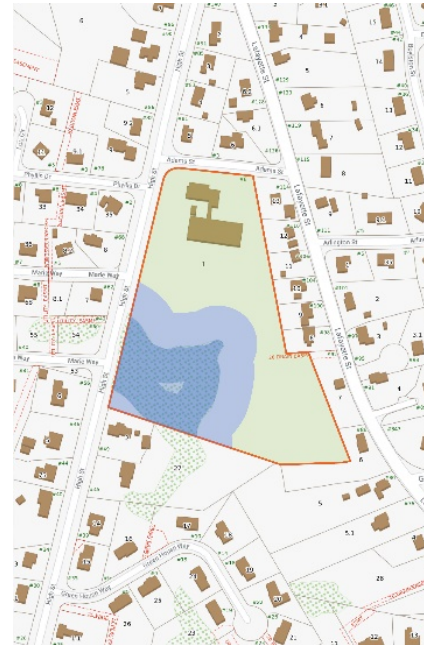
Potential Sites | July 9, 2020 Committee Meeting



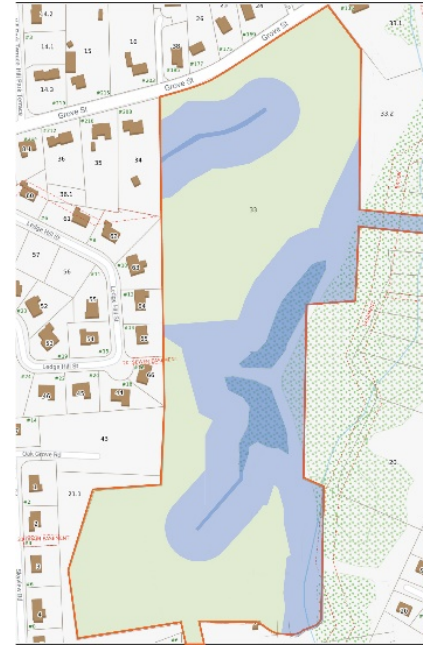
Lyons School
Size 21.3 Acres
Wetland 1.8 Acres
Available 19.5 Acres



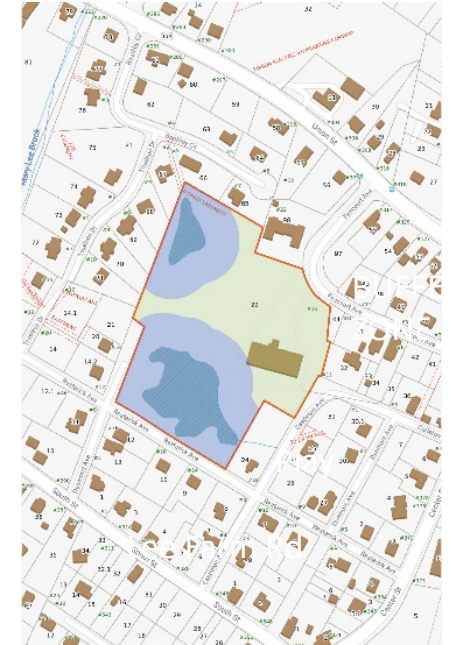
Devine Site
Size 8.3 Acres
Wetland 0.1 Acres
Available 8.2 Acres



Tower Hill
Size 8.3 Acres
Wetland 1.6 Acres
Available 6.7 Acres



Grove Street
Size 23.6 Acres
Wetland 2.4 Acres
Available 21.2 Acres



McNeil School
Size 7.1 Acres
Wetland 1.2 Acres
Available 5.9 Acres



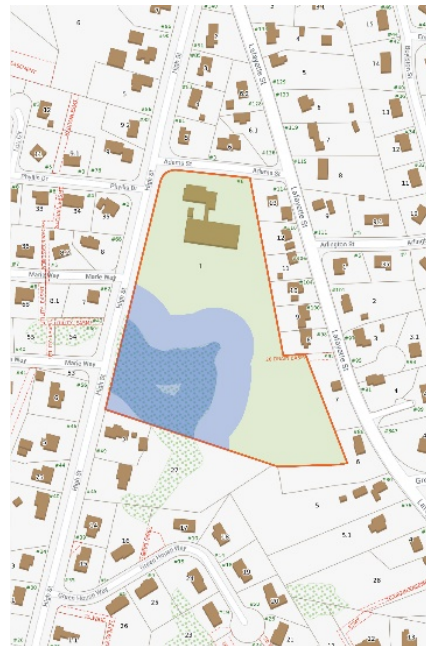
Potential Sites | **New Information**



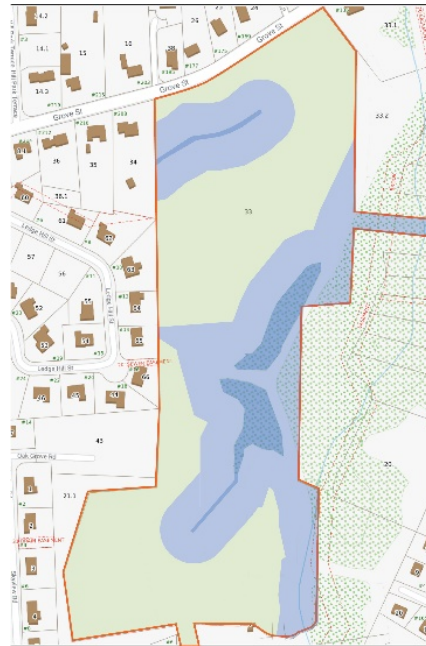
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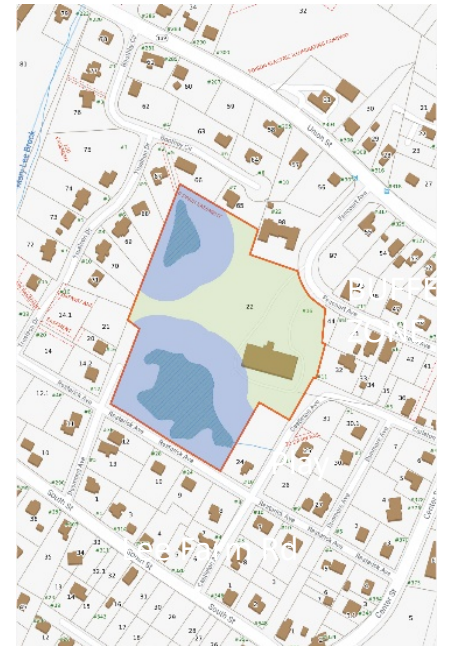
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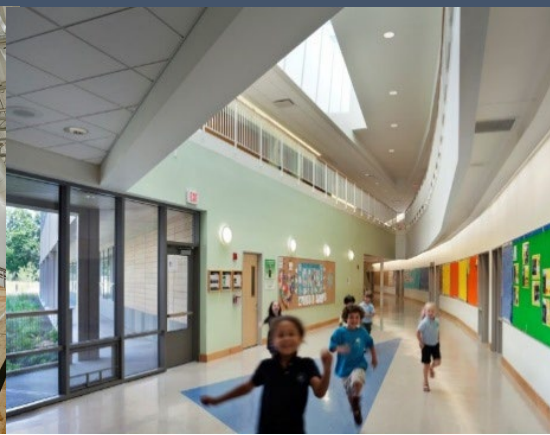
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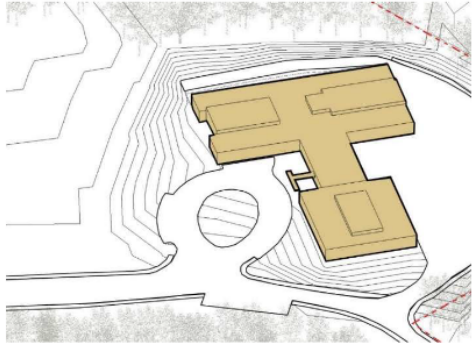
Design Options



Design Options | Comparison

Option 1

Code Update



Educational Program & Building

No Educational Improvements
Addresses aging infrastructure and code
Does not include PK program

Site Improvements

HC accessibility

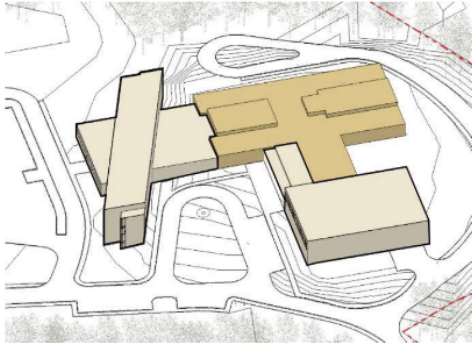
Phasing

Student relocation required
Swing space required
Extended schedule is required

Option 1 area	35,795 SF
Budget Cost/SF	\$381
Phasing Costs	\$247,649
Total Construction Cost	\$13,626,285

Option 2

Addition/Renovation



Educational Program & Building

Meets Educational Specification
Includes PK program

Site Improvements

Site/Parking/Circulation improvements

Phasing

Student relocation required
New additions may work as swing space
If students remain on site, extended sched is required

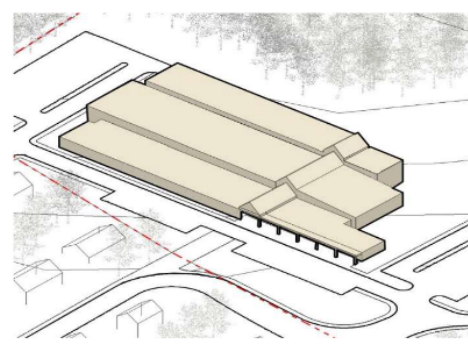
Option 2 area	76,700 SF
Budget Cost/SF	\$552
Phasing Costs	\$768,922
Total Construction Cost	\$42,308,113

Notes

Low roof deck heights will limit HVAC options

Option 3

New Construction



Educational Program & Building

Meets Educational Specification
Includes PK program

Site Improvements

Site/Parking/Circulation improvements

Phasing

Students remain in existing building
No swing space required

Option 3 area	76,900 SF
Budget Cost/SF	\$549
Phasing Costs	\$0
Total Construction Cost	\$42,205,484

Notes

Regulatory issues associated w/ floodplain and/or wetlands
Higher costs associated with poor soils

Option 4

New Construction



Educational Program & Building

Meets Educational Specification
Includes PK program

Site Improvements

Site/Parking/Circulation improvements

Phasing

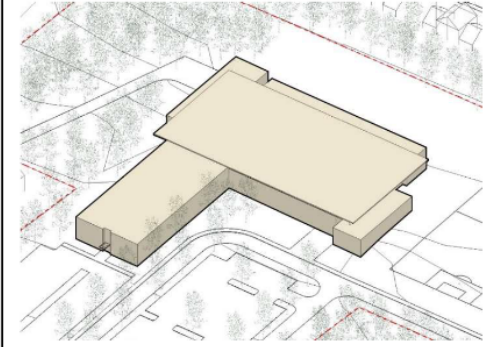
Student relocation off-site required

Option 4 area	76,900 SF
Budget Cost/SF	\$541
Phasing Costs	\$0
Total Construction Cost	\$41,571,790

Notes

Option 5

New Construction



Educational Program & Building

Meets Educational Specification
Includes PK program

Site Improvements

Site/Parking/Circulation improvements

Phasing

Students remain in existing building
No swing space required

Option 5 area	76,900 SF
Budget Cost/SF	\$537
Phasing Costs	\$0
Total Construction Cost	\$41,290,206

Notes

Off site costs associated w/ extending Mitchell and Dow St. are not included
MHC has preliminarily indicated that they would not support the demolition of the original existing school

COST ESTIMATES | ESTIMATED TOTAL PROJECT BUDGET – OPTION #4 (NEW SCHOOL ON FOOTPRINT OF CURRENT SCHOOL)

TOTAL PROJECT BUDGET	
FEASIBILITY STUDY (OPM, Designer, Environmental, Site, Other)	\$900,000
ADMINISTRATION (Legal, Printing, Advertising, Misc. Project Costs)	\$22,000
OWNER'S PROJECT MANAGER (OPM Administration, On-Site Representative)	\$1,205,000
ARCHITECTURE AND DESIGN (Architectural and Engineering Costs, Reimbursable Services)	\$3,822,000
CONSTRUCTION (Demolition, New Construction, Sitework)	\$41,572,000
MISC. PROJECT COSTS (Utility Costs, Permitting, <u>Temporary Classrooms</u> , Moving Costs, Testing & Inspections)	\$2,140,000
FURNITURE FIXTURES AND EQUIPMENT (Classroom and Other Misc. Furniture, Building Technology)	\$828,000
CONTINGENCY (Owner's and Construction Contingency)	\$1,800,000
TOTAL PROJECT BUDGET	\$52,289,000

COST ESTIMATES | ESTIMATED TOWN SHARE – OPTION #4

LYONS ELEMENTARY SCHOOL – NEW CONSTRUCTION		Option #4
FEASIBILITY STUDY (OPM, Designer, Environmental, Site, Other)		\$900,000
CONSTRUCTION (“Hard Costs”)		\$41,571,792
ADMINISTRATION, OPM, ARCHITECT, FF&E, OTHER MISC. (“Soft Costs”)		\$8,017,000
CONTINGENCY (Owners and Construction Contingency)		\$1,800,000
TOTAL PROJECT		\$52,488,792
MSBA Reimbursement Rate w/ Incentives <u>for Eligible Costs</u>	80.00%	
<i>Example ineligible costs: legal fees, advertising, printing, moving, permits, utility costs</i>		
<i>Example capped costs: Construction Cost (\$333/SF), Furniture, Fixtures and Equipment/Technology (\$2,400/student), Site costs (8% max)</i>		
Estimated MSBA “Effective” Reimbursement Rate of Total Project Costs	55.33%	
	Estimated MSBA Reimbursement	\$28,930,354
	Estimated Town Share	\$23,358,438

ESTIMATED CONSTRUCTION COSTS COMPARISON | LOCAL REGION (SOUTHEASTERN MA)

	Randolph Lyons ES	Carver New ES	Taunton Mulcahey ES	Bridgewater Mitchell ES	Easton New ES
Construction Type	New	New	New	New	New
Configuration	K-5	PK - 5	K - 4	PK - 2	PK - 2
Enrollment	315	850	735	860	760
GSF	76,900	112,350	119,693	132,100	148,422
Start of Construction (estimated or actual)	Fall 2022 (estimated)	October 2016 (actual)	October 2019 (estimated)	November 2020 (estimated)	March 2021 (estimated)
Pre-2022 Construction Cost (estimated or actual)	-----	\$37,834,554 (actual)	\$42,460,700 (actual)	\$63,162,510 (estimated)	\$74,585,422 (estimated)
2022 Escalated Construction Cost Estimate	\$42,027,000	\$46,512,900	\$54,580,008	\$68,559,900	\$77,179,440
2022 Escalated Construction Cost Estimate /SF	\$547	\$414	\$456	\$519	\$520

ESTIMATED CONSTRUCTION COSTS COMPARISON | LOCAL REGION (SOUTHEASTERN MA)

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Start of Construction (estimated or actual)	Fall 2022 (estimated)	October 2019 (estimated)	October 2019 (estimated)	November 2020 (estimated)	March 2021 (estimated)
Pre-2022 Construction Cost (estimated or actual)	-----	\$54,580,000 (actual)	\$54,580,000 (actual)	\$63,162,510 (estimated)	\$74,585,422 (estimated)
2022 Escalated Construction Cost Estimate	\$42,027,000	\$54,580,000	\$54,580,000	\$68,559,900	\$77,179,440
2022 Escalated Construction Cost Estimate /SF	\$547	\$456	\$456	\$519	\$520

You might be wondering...

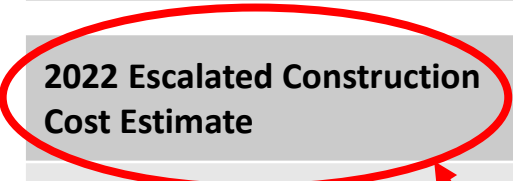
Why is the Bridgewater Elementary School a larger building but lower cost per square-foot?

One consideration is ...

Shared spaces, such as the 6,000 SF Gym, are the same size for a school of 800 as it is for 300 students.

Spreading the cost of those common areas across a larger building will affect the cost per square-foot.

Bridgewater Mitchell ES



Construction costs in MA have risen at a rate of 4% - 6% until this year

ESTIMATED CONSTRUCTION COSTS COMPARISON | SMALL ELEMENTARY SCHOOLS

	New Bedford Jacobs ES	Hopkinton Center ES	Needham Williams ES	Randolph Lyons ES	Harvard Hildreth ES	Westborough Fales ES
Construction Type	New	New	New	New	New	New
Configuration	K – 5	K – 1	K – 5	K – 5	PK – 5	K – 3
Enrollment	400	395	430	315	445	400
GSF	74,056	83,256	90,927	76,900	85,214	70,242
Start of Construction (estimated or actual)	October 2016 (actual)	December 2016 (actual)	Fall 2017 (actual)	Fall 2022 (estimated)	June 2019 (actual)	February 2020 (actual)
Pre-2022 Construction Cost (estimated or actual)	\$29,792,732 (actual)	\$33,049,711 (actual)	\$37,724,103 (actual)	-----	\$42,995,738 (actual)	\$45,627,177 (actual)
2022 Escalated Construction Cost Estimate	\$35,102,544	\$41,461,488	\$52,373,952	\$42,027,000	\$46,867,700	\$48,396,738
2022 Escalated Construction Cost Estimate /SF	* \$474	* \$498	* \$576	\$547	* \$550	* \$689

ESTIMATED CONSTRUCTION COSTS COMPARISON | SIMILAR ENROLLMENT

	New Bedford Jacobs ES	Needham Williams ES	Randolph Lyons ES	Harvard Hildreth ES	Westborough Fales ES
Construction Type	New	New	New	New	New
Configuration	K – 5	K – 5	K – 5	PK – 5	K – 3
Enrollment	400	430	315	445	400
GSF	74,056	83,256	76,900	85,214	70,242
Start of Construction (estimated or actual)	October 2016 (actual)	December 2016	Fall 2022 (estimated)	June 2019 (actual)	February 2020 (actual)
Pre-2022 Construction Cost (estimated or actual)	\$29,792,732 (actual)	\$30,487,110 (actual)	-----	\$42,995,738 (actual)	\$45,627,177 (actual)
2022 Escalated Construction Cost Estimate	\$35,102,544	\$37,724,103 (actual)	\$42,027,000	\$46,867,700	\$48,396,738
2022 Escalated Construction Cost Estimate /SF	* \$474	\$4576	\$547	* \$550	* \$689

You might be wondering...

Why does the New Bedford Elementary School have such a low cost per square-foot?

One consideration is ...

The scope of each project differs. For example, the Jacobs ES project had very little sitework as it was on a tight, urban site. Additionally, the existing building was empty, so no costs for moving or temporary classrooms.

THE E. G. LYONS PROJECT | **NEED + OPPORTUNITY**

The Massachusetts School Building Authority (MSBA) The MSBA has approved a Reimbursement Rate which will likely be 80% for the Town of Randolph for eligible project costs. This is the highest possible reimbursement rate available from the MSBA.

- The MSBA generally receives between 70 – 115 Statements of Interest each year. Typically, fewer than 15 School Districts are invited into the Eligibility Period.
- Current projects in the MSBA pipeline are fully funded, however, due to the ongoing pandemic and its impact on the Commonwealth's sales tax revenue, there is no guarantee that the MSBA will have access to the same levels of funding for future projects.

Borrowing rates are at historic lows.

- A local school district recently bonded their MSBA-funded construction project with an interest rate just below 2%.

Please visit www.lyonsbuildingproject.com
for more project updates and information!

If you would like to contact the Building Committee directly, please send an email to:
lyonsbuildingproject@gmail.com