

MEETING MINUTES

Project: Randolph Lyons School	Meeting Date: December 2, 2020
Time: 1:04 PM	Meeting Location: Zoom
Meeting: School Building Committee	Report By: Tieshia Walton
Attending: Ida Gordon, Chair (IG) Andrea Nixon, Vice Chair (AN)* Ron Lum* (RL) Thea Stovell (TS)* Carlos Colley (CC)* Brian Howard (BH)* Pam Davis (PD)*	Randall Luther / TSKP Jesse Saylor/TSKP Alicia Monks / Daedalus Richard Marks / Daedalus (RM) Adam Smith (AS) * Steve Nesterak (SN)* Christina Opper / Daedalus

* Building Committee Member

Absent: Jim Burgess (JB)* Kevin Donovan (KD)* Casey Haley (CH)* Cindy Lopez (CL)* Lisa Millwood (LM) * Duong Nguyen (DN)*	Mike Rossini (MR)* Judy Littlejohn * Paul McDermott * William Alexopoulos * Yugon Kim / TSKP
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Item	Action
1 The meeting was called to order by Committee Chair Ida Gordon at 1:04	
2 Town Council Meeting A special Town Council Meeting has been scheduled for December 14th to review site selection. The council will most likely not make a decision that day, but hopefully will on December 21 st .	
3 <u>Feasibility Study Updates</u> <ul style="list-style-type: none"> • Andrea will confirm who the additional School Building Committee Members are and forward the required form to the MSBA. • Jesse presented the attached presentation. Some of the details of the presentation include; <ul style="list-style-type: none"> a. The project cost at the Devine site is higher due to abatement and site work. There will be a higher reimbursement rate for the Devine site due to the MSBA will reimburse for the demo and asbestos removal. The MSBA will only pay to demolish a building on the site chosen for the project. b. Both projects estimated as CM at Risk 	

- c. There will be additional earthwork at the Lyons due to the site is sloped
- d. Lyons water main is longer than Devine
- e. The square footage of both buildings is different due to layout

- Cost benchmarks will be presented after looking at other similar school projects.
- TSKP has begun working with Thea on programming
- The Geotech Engineer is tentatively scheduled to do borings at the Devine site this Friday
- Brian noted that it is an expectation from him and the Town Council that if the Devine site is chosen that the Lyons site would be turned over to the Town. Brian will not move this forward unless this happens.
- Thea noted that Arthur Goldstein put something out about the debt service, where the Town would pick up the project cost versus the voters. Brian stated the math wouldn't work out, and every department after the last budget review is bare bones.

4 Approval of Invoices

During the November 18th meeting a vote on the invoice approval process was as follows;

Andrea made a motion to change the approval process. Steve Nesterak to review and approve first then Ida as the Building Committee Chair, or Andrea Nixon as the Vice Chair if Ida is not available. Once the invoices are approved and signed by Steve/Ida and or Andrea they will be forwarded to Finance (Carlos' office) to be paid. Judy Littlejohn will include copies in the packets for the School Committee meetings. Carlos seconded the motion. Ida called for a roll call and voting was as follows:

- a. Dr. Carlos Colley-Yes
- b. Andrea Nixon-Yes
- c. Ida Gordon-Yes
- d. Thea Stovell-Yes
- e. Steve Nesterak-No
- f. Cindy Lopez-Yes
- g. Pam Davis-Yes

6 yes, 1 No

Steve sent an email on 12/2 noting that he isn't legally authorized to approve project invoices. This authority is solely with the building committee

Thea would like Steve to review not approve that the work was done by initialing the invoices and then follow the process as voted on.

In order for Carlos to send a bill to the Town for payment he needs the invoice to be approved. If the invoice has to wait for the building committee to approve when sometimes there isn't a quorum it could take months for an invoice to be paid.

Brian disagrees that a project invoice being paid is similar to paying a utility bill. He believes the School Building Committee should be signing off on invoices after confirmation that the work has been done that is being billed for. Brian stated the bills should be sent to the Building Committee prior to meeting for review before voting along with the cost summary, agenda, and previous meeting minutes.

Ida would like the bills to be sent to the full committee for review and if they have any questions the Committee can send a note to Steve for clarification. During the next meeting the bill would be voted on, signed by Ida and sent to Brian Howard. The School Committee is responsible for making sure things are voted on and a solid process is needed. Andrea and Ida will discuss offline and review during the next SBC Meeting.

5 Other Business

Ida would like the agenda and meeting minutes from the previous meeting sent to the Committee the Friday before the next meeting. Ida would like to add Items that the Chair would like to discuss to the agenda. No one on the committee had an issue with implementing this process.

6 Meeting Adjournment

Ida made a motion to adjourn the meeting, seconded by Thea. Andrea called for a roll call and voting was as follows:

- a. Carlos Colley-Yes
- b. Brian Howard-Yes
- c. Andrea Nixon-Yes
- d. Ida Gordon-Yes
- e. Thea Stovell-Yes
- f. Ron Lum-Yes
- g. Steve Nesternak-Yes
- h. Pam Davis-Yes
- i. Adam Smith

Meeting was adjourned at 2:01 pm.

Next Meeting will be Wednesday December 16, 2020 at 1:00 PM

Attachments:

- Meeting Presentation
- Cost Summary



Lyons Elementary School
Randolph Public Schools
Building Committee
December 2nd, 2020



TSKP ARCHITECTURE | PLANNING | INTERIORS
STUDIO

DAEDALUS
A CHA Company

- Initial PSR Cost Estimate Results:
 - Elements of Construction Cost
 - Construction Cost Breakdown for Options 3 and 5
 - Updated Cost to Randolph
 - Benchmarking... to follow
- Detailed Programming - Academic Break Out Spaces
- Option 5 clarifications
 - Use of the Lyons site
 - Geotechnical Investigations in progress at Devine

LYONS ELEMENTARY SCHOOL | CONSTRUCTION COST ELEMENTS

INCLUDED IN OPTION 3

– NEW AT LYONS

Project Delivery

CM @ Risk (Chapter 149a)

Demolition And Abatement

Demolition And Abatement Of The Lyons School

Site

Additional Earthwork At Building Located On Slope

Illuminated Parking Areas, Sidewalks And Drives

(30 More Parking Spaces Due To PK Entry At Lower Level)

Two Play Areas With Poured Rubber Surface And Equipment

Natural Grass Multipurpose Field With Underdrain

Outdoor Learning Area

Building

76,575 Gross Square Feet

Six sections of Pre-K

Ground Improvement For Foundations

Security Glass At Building Entries

Exterior Glazing Area Of 30%

Above Grade Exterior Wall - 23,000sf

Emergency Generator - 250kw

INCLUDED IN OPTION 5

– NEW AT DEVINE

CM @ Risk (Chapter 149a)

Demolition And Abatement Of The Devine School

Offsite Road Work To Connect To Dow St.

Illuminated Parking Areas, Sidewalks And Drives

Two Play Areas With Poured Rubber Surface And Equipment

Natural Grass Multipurpose Field With Underdrain

Outdoor Learning Area

76,700 Gross Square Feet

Six sections of Pre-K

Security Glass At Building Entries

Exterior Glazing Area Of 32%

Above Grade Exterior Wall - 35,000sf

Emergency Generator - 250kw

LYONS ELEMENTARY SCHOOL | CONSTRUCTION COST ELEMENTS – SITE EARTHWORK

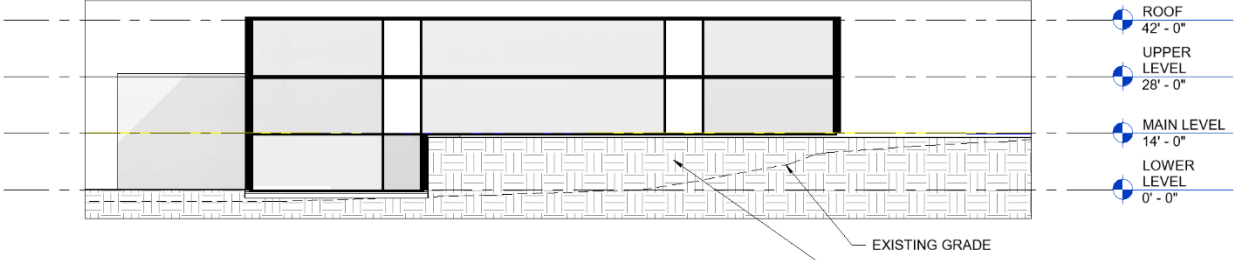


Figure 2: Option 3 section shows area of fill below building.

	OPTION 2	OPTION 3	OPTION 4	OPTION 5
Fill	46,000 ft ³	760,000 ft ³	90,000 ft ³	16,000 ft ³
Cut	15,000 ft ³	170,000 ft ³	5,000 ft ³	4,000 ft ³
Net (Import)	31,000 ft ³	590,000 ft ³	85,000 ft ³	12,000 ft ³

LYONS ELEMENTARY SCHOOL | CONSTRUCTION COST ELEMENTS – SITE UTILITIES

Utility	Option 1 Quantities	Option 2 Quantities	Option 3 Quantities	Option 4 Quantities	Option 5 Quantities
Drainage Collection (Pipes, CBs, DMHs)	350 LF 18", 300 LF 12" 3 CBs, 3 DMHs	1,250 LF 24", 320 LF 18", 1,420 LF 12" 23 CBs, 17 DMHs	500 LF 24", 1,000 LF 18", 1,500 LF 12" 28 CBs, 20 DMHs	800 LF 24", 500 LF 18", 1,900 LF 12" 31 CBs, 20 DMHs	600 LF 24", 900 LF 18", 900 LF 12" 21 CBs, 16 DMHs
Stormwater (SW) Water Quality (WQ) Mitigation	2 WQ Structures (i.e. Stormceptor, Vortechinics, or approved equal.)	4 WQ Structures (i.e. Stormceptor, Vortechinics, or approved equal.)	4 WQ Structures (i.e. Stormceptor, Vortechinics, or approved equal.)	4 WQ Structures (i.e. Stormceptor, Vortechinics, or approved equal.)	2 WQ Structures (i.e. Stormceptor, Vortechinics, or approved equal.)
Stormwater Quantity Mitigation (based on increase of impervious area)	N/A	Underground Infiltration and/or Detention System(s) Assume \$400,00	Underground Infiltration and/or Detention System(s) Assume \$300,00	Underground Infiltration and/or Detention System(s) Assume \$250,00	Underground Infiltration and/or Detention System(s) Assume \$450,00
Sanitary Service & Grease Waste Treatment	40 LF 8" Sewer Service 5,000 Gallon Grease Trap 2 SMHs	900 LF 8" Sewer Service 150 LF 12" Trunk Line 5,000 Gallon Grease Trap 9 SMHs	250 LF 8" Sewer Service 350 LF 12" Trunk Line 5,000 Gallon Grease Trap 6 SMHs	100 LF 8" Sewer Service 450 LF 12" Trunk Line 5,000 Gallon Grease Trap 5 SMHs	75 LF 8" Sewer Service 400 LF 12" Trunk Line 5,000 Gallon Grease Trap 5 SMHs
Water Main Loop 8" DI	N/A	1,500 LF	1,500 LF	1,500 LF	900 LF
Domestic Water Service 6" DI	N/A	120 LF	100 LF	100 LF	100 LF
Fire Protection Service 8" DI	450 LF	120 LF	100 LF	100 LF	100 LF
Water Main Fittings	1 Gate Valves, 1 Tapping Sleeve + Valve	8 Gate Valves, 2 Tapping Sleeve + Valve, 5 Hydrants	8 Gate Valves, 2 Tapping Sleeve + Valve, 5 Hydrants	10 Gate Valves, 2 Tapping Sleeve + Valve, 5 Hydrants	8 Gate Valves, 2 Tapping Sleeve + Valve, 5 Hydrants
Gas Line*	N/A	400 LF	600 LF	600 LF	450 LF
Electrical Line**	N/A	600 LF	1,000 LF	1,000 LF	750 LF

*See Plumbing Engineer's Narrative for size, design and location of meter, etc. The length of service line included for information only.

**See Electrical Engineer's Narrative for size, design, equipment (Transformers and Generators), etc. The length of primary power shown for information only.

LYONS ELEMENTARY SCHOOL | CONSTRUCTION COST BREAKDOWN FOR OPTIONS 3 & 5

OPTION 3 – NEW AT LYONS

	GSF		COST PER S.F.	TOTAL
NEW CONSTRUCTION	76,575	GSF	\$309.98	\$23,736,530
BUILDING DEMOLITION	35,795	GSF	\$6.00	\$214,770
HAZARDOUS WASTE REMOVAL	35,795	GSF	\$15.00	\$536,925
SITE COST				\$5,278,174
TOTAL DIRECT COST				----- \$29,766,399
DB CHPTR 149A				
DESIGN CONTINGENCY		10%	\$2,976,640	
ESCALATION (Fall 2022)		6%	\$1,964,582	
GENERAL CONDITIONS		5.5%	\$1,908,919	
GENERAL REQUIREMENTS		3.0%	\$1,098,496	
BUILDING PERMIT		0%	\$0	
P&P BOND & INSURANCE		2%	\$754,301	
PROFIT		2.75%	\$1,057,907	
TOTAL CONSTRUCTION COST				----- \$39,527,244
COST PER SF				\$516.19

OPTION 5 – NEW AT DEVINE

	GSF		COST PER S.F.	TOTAL
NEW CONSTRUCTION	76,700	GSF	\$318.37	\$24,418,868
DEVINE DEMOLITION	36,000	GSF	\$6.00	\$216,000
HAZARDOUS WASTE REMOVAL				\$650,000
SITE COST				\$4,959,722
TOTAL DIRECT COST				----- \$30,244,590
DB CHPTR 149A				
DESIGN CONTINGENCY		10%	\$3,024,459	
ESCALATION (Fall 2022)		6%	\$1,996,143	
GENERAL CONDITIONS		5.5%	\$1,939,586	
GENERAL REQUIREMENTS		3.0%	\$1,116,143	
BUILDING PERMIT		0%	\$0	
P&P BOND & INSURANCE		2%	\$766,418	
PROFIT		2.75%	\$1,074,902	
TOTAL CONSTRUCTION COST				----- \$40,162,241
COST PER SF				\$523.63

LYONS ELEMENTARY SCHOOL | ESTIMATED TOWN SHARE – NEW CONSTRUCTION

LYONS ELEMENTARY SCHOOL – NEW CONSTRUCTION	Previous Estimate (PDP)	Current Option 3 (PSR)	Current Option 5 (PSR)
FEASIBILITY STUDY (OPM, Designer, Environmental, Site, Other)	\$900,000	\$900,000	\$900,000
CONSTRUCTION (“Hard Costs”)	\$41,500,000	\$39,500,000	\$40,200,000
ADMINISTRATION, OPM, ARCHITECT, FF&E, OTHER MISC. (“Soft Costs”)	\$6,500,000	\$6,300,000	\$6,100,000
CONTINGENCY (Owners and Construction Contingency)	\$1,800,000	\$1,400,000	\$1,300,000
TOTAL PROJECT	\$50,700,000	48,100,000	\$48,500,000
MSBA Reimbursement Rate w/ Incentives for Eligible Costs	80.00%	80.00%	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%	56.34%	56.70%
Estimated MSBA Reimbursement	\$28,900,000	\$27,100,000	\$27,500,000
Estimated Town Share	\$21,800,000	\$21,000,000	\$21,000,000

- Initial PSR Cost Estimate Results:
 - Construction Cost Breakdown for Options 3 and 5
 - Elements of Construction Cost
 - Updated Cost to Randolph
 - Benchmarking... to follow
- Detailed Programming - Academic Break Out Spaces
- Option 5 clarifications
 - Use of the Lyons site
 - Geotechnical Investigations in progress at Devine

Option 5: Use of Lyons Site



A few possible uses:

- Convert to District offices
- Upgrade building for other educational programs
- Parkland / open space / athletic fields
- Sell

60 Vesey Rd

Size 21.3 Acres

Wetland 1.8 Acres

Available 19.5 Acres

RESOURCE SLIDES

Key Dates for 2020/21

Mid December 2020: Target Decision (Devine or Lyons) and Updated Budget

February 24, 2021: Submit Preferred Schematic Report to MSBA

March 10, 2021: MSBA Facilities Assessment Committee

April 14, 2021: MSBA Board Approval

August 2021: Submit Schematic Design to MSBA

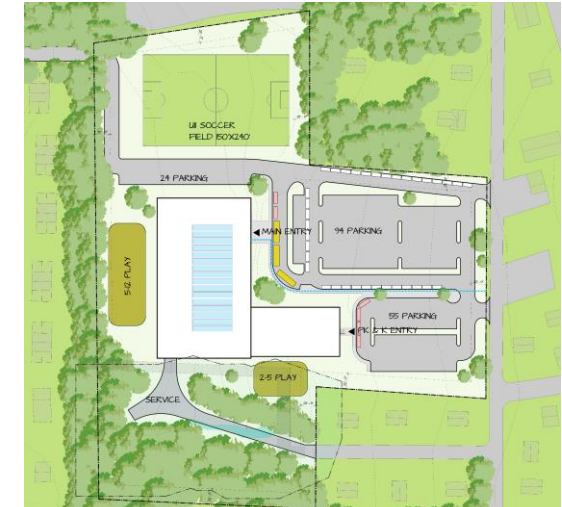
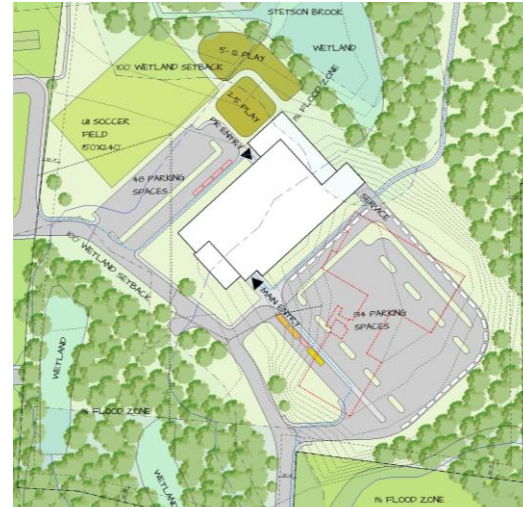
October 27, 2021: MSBA Board Approval

November 2, 2021: Town Override Vote

DESIGN OPTIONS | OPTIONS COMPARISON

LYONS SITE

DEVINE SITE



2. ADDITION / RENOVATION

Add/renovate existing school

- Multiple construction phases extends construction duration
- Some disruption to current students

3. NEW CONSTRUCTION

Build new school adjacent to existing

- Minimizes disruption to current students

4. NEW CONSTRUCTION

Build new school on existing school footprint

- Requires relocating students during construction to other sites

5. NEW CONSTRUCTION

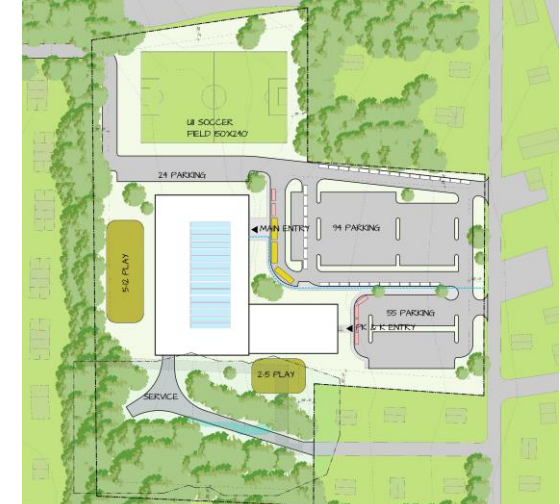
Build new school on new site

- No disruption to current students

DESIGN OPTIONS | OPTIONS COMPARISON

LYONS SITE

DEVINE SITE



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DESIGN OPTIONS | OPTIONS COMPARISON

Criteria	Lyons	Devine
Location		
Pedestrian access	●	⊙
Public transportation access	⊙	●
Neighborhood feel	●	⊙
Redistricting	●	⊙
Reuses vacant site	⊙	●
Potential for Town to receive property sale proceeds	⊙	●
Site Design		
Overall Site Layout	●	●
Traffic Flow, Pedestrian Safety, and Parking	●	●
Adequate separation of PK and K-5 entrances	●	●
Safety and efficiency of drop off	●	●
Athletic fields	●	●
Service Access	⊙	●
Education Disruption during Construction	⊙	●
Solar Orientation of Building	●	⊙
Access roads	●	⊙

Notes

Lyons location results in fewer students crossing route 28. 12, 23, 240 bus lines near Devine location.

Lyons location is within an established neighborhood.

If at Lyons, redistricting is optional.

Randolph benefits from the removal of old structures.

If school moves to Devine, Town could sell/develop Lyons.

Devine has completely separated service access drive.

There are no students at the Devine site to disturb.

E-W orientation of building at Lyons is favorable for energy.

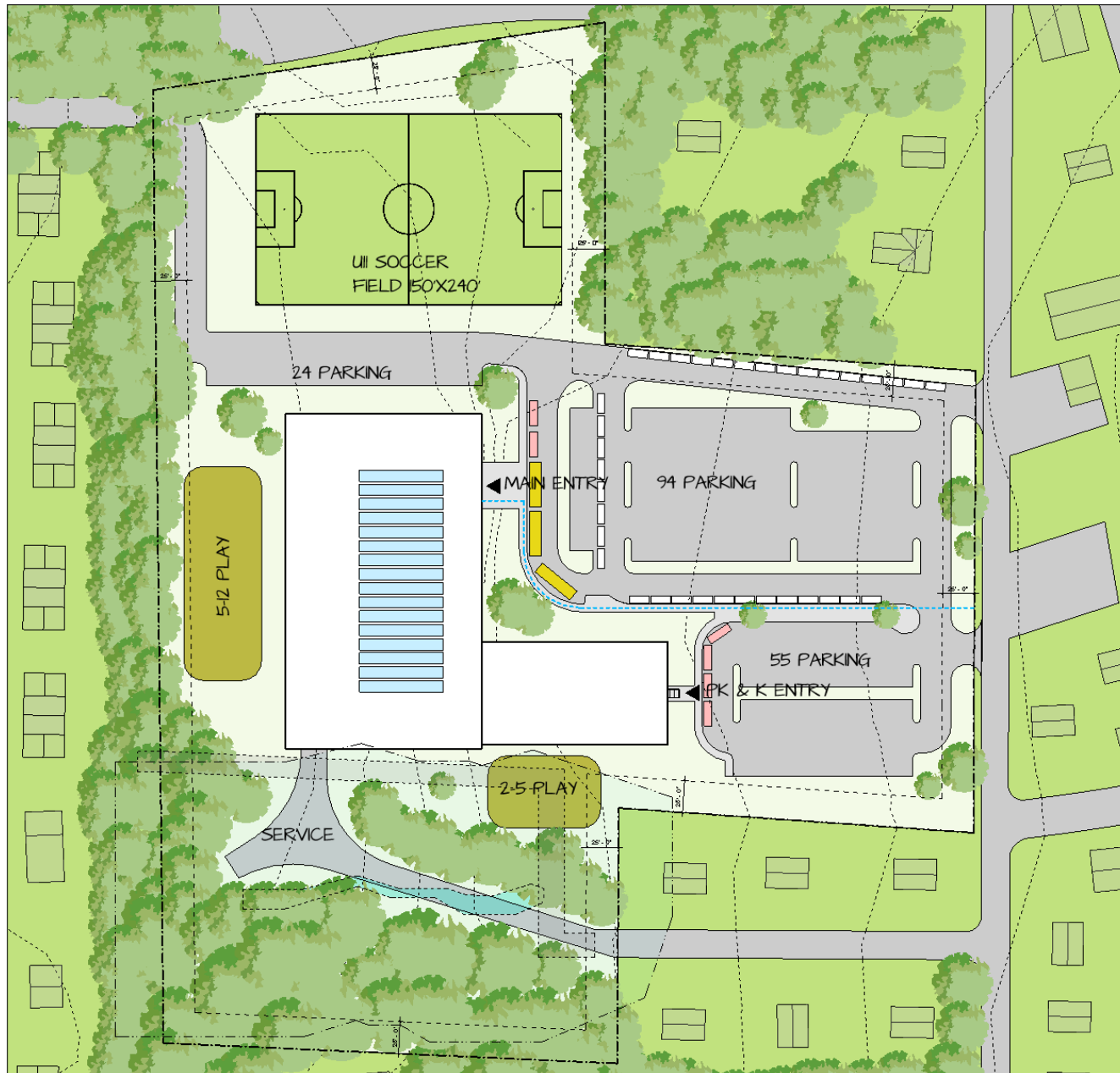
Lyons does not require the project to build access roads.

DESIGN OPTIONS | CONCEPT RENDERINGS – NEW CONSTRUCTION



DESIGN OPTIONS | CONCEPT RENDERINGS – NEW CONSTRUCTION

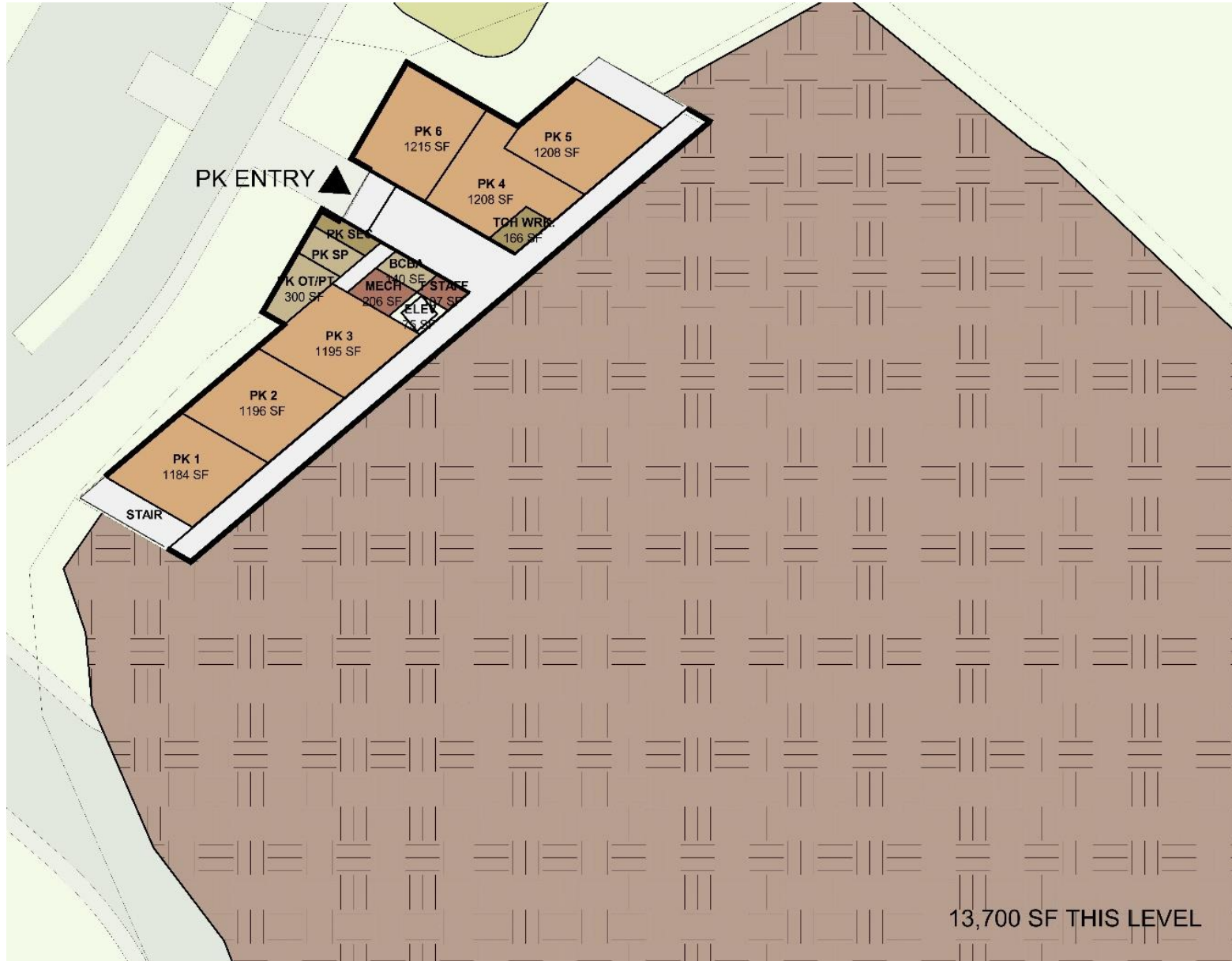


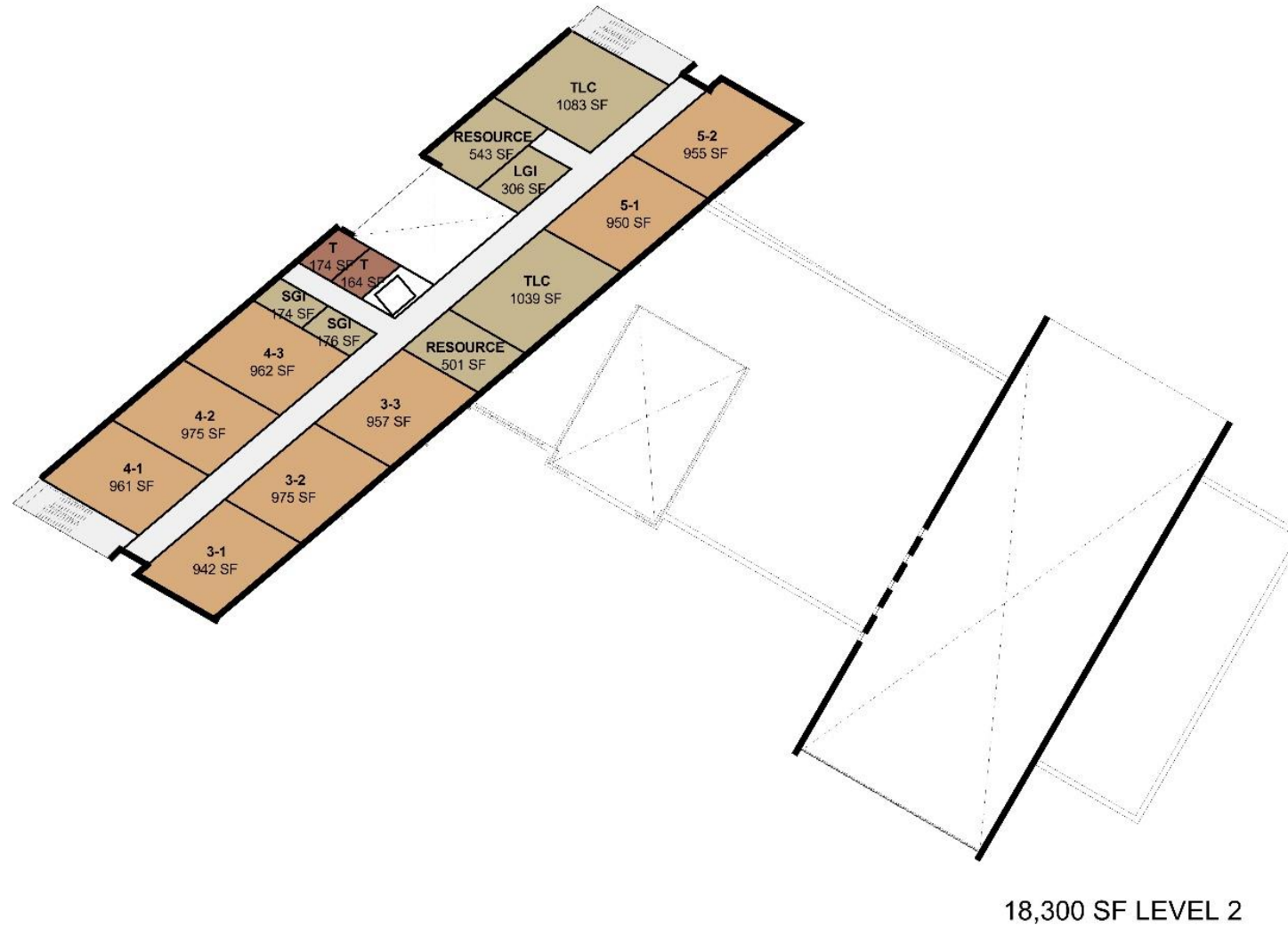












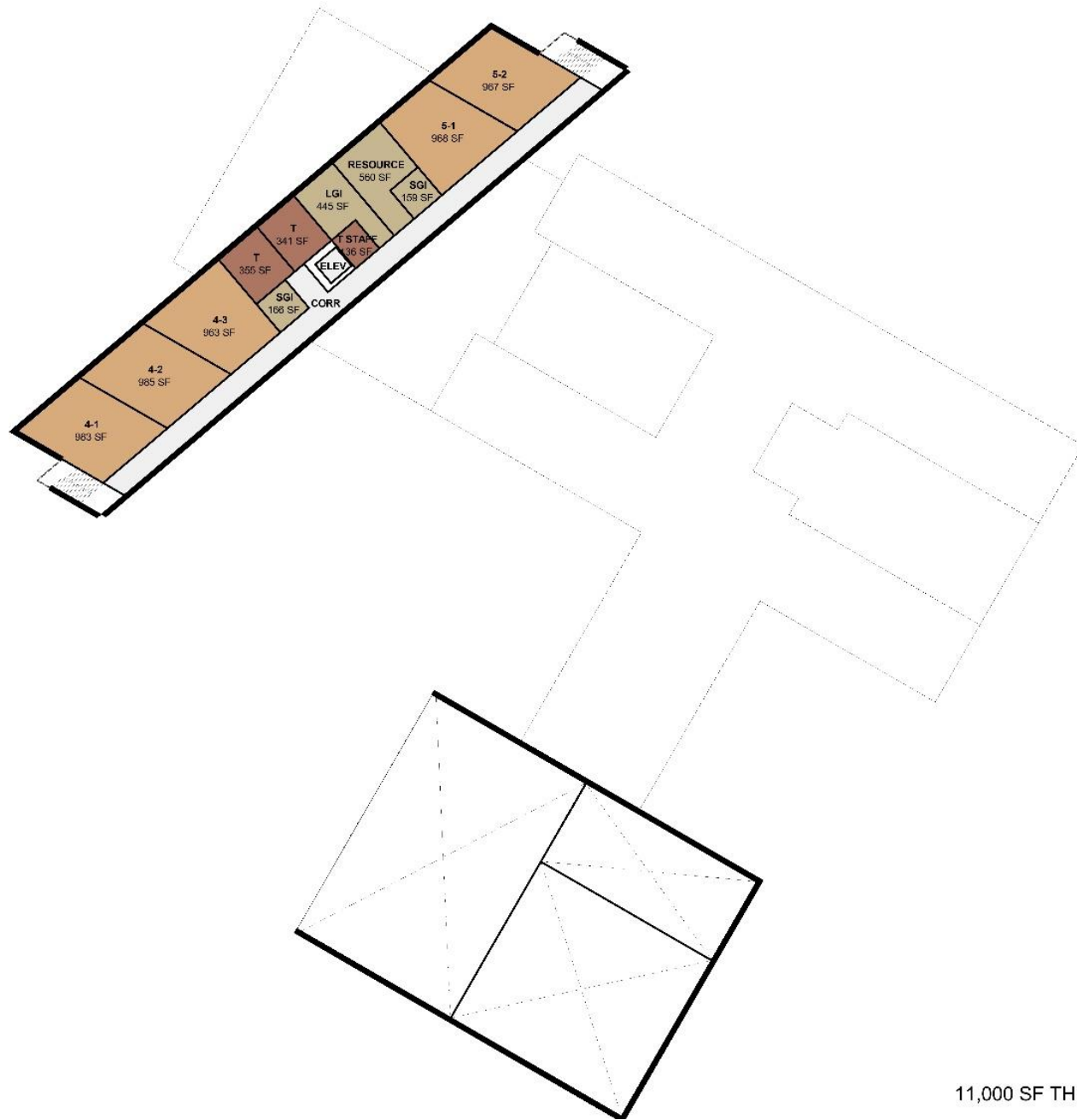






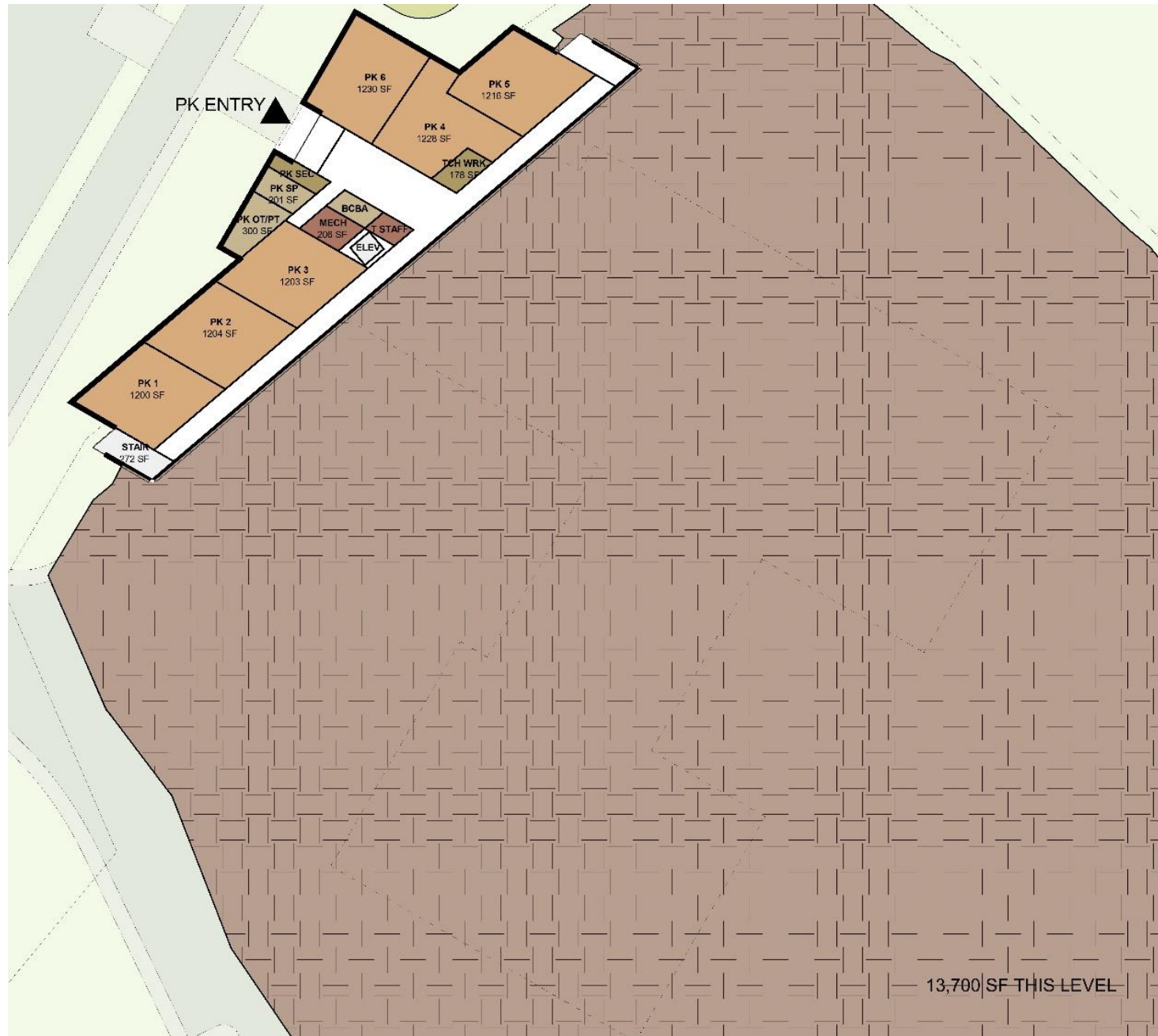






11,000 SF THIS LEVEL

Option 2: Upper Level



Randolph - Elizabeth G. Lyons Elementary School
TOTAL PROJECT COST SUMMARY - FEASIBILITY STUDY PHASE
As of: 12/8/2020



Description of Work	Approved Budget	Committed to Date	Paid to Date	Current Invoices	Balance to Complete (Committed less Paid to Date)	Budget Variance	% Billed to Date
Feasibility Study Phase							
OPM Feasibility Study	\$ 275,000	\$ 275,000	\$ 82,510	\$ 88,000	\$ 192,490	\$ -	62%
A&E Feasibility Study	\$ 555,000	\$ 555,000	\$ 200,000	\$ 10,000	\$ 355,000	\$ -	37.84%
Reimbursable A&E Expenses – Feasibility Study (Allowance)	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ -	0%
Environmental & Site (included in A&E Fee)	N/A	N/A	N/A		N/A	N/A	
Traffic Study (included in A&E Fee)	N/A	N/A	N/A		N/A	N/A	
Hazmat Testing (included in A&E Fee)	N/A	N/A	N/A		N/A	N/A	
Geotech (Allowance)	\$ 17,600	\$ 17,600	\$ 7,920	\$ 880	\$ 9,680	\$ -	50%
Survey (Allowance)	\$ 29,150	\$ 29,150	\$ 29,150	\$ 2,915	\$ -	\$ -	100%
Re-Districting Analysis (Allowance)	\$ 27,200	\$ 27,200	\$ 22,500	\$ 22,500	\$ 4,700	\$ -	83%
Hazmat Testing at Devine	\$ 6,696	\$ 6,696	\$ -	\$ -	\$ 6,696	\$ -	0%
Feasibility Study Phase Subtotal*	\$ 920,646	\$ 920,646	\$ 342,080	\$ 124,295	\$ 578,566	\$ -	45.18%
Contingency							
Contingency (Feasibility Study Phase)	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -	
Owner's Contingency	\$ 74,354	\$ 74,354	\$ 59,570	\$ 26,295	\$ 14,784	\$ -	
TOTAL BUDGET	\$ 1,000,000	\$ 1,000,000	\$ 406,650	\$ 150,590	\$ 593,350	\$ -	

NOTE: MSBA's share of funding is 76.84%