

Project: Randolph Lyons School	Meeting Date: December 16, 2020
Time: 1:06 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)* Keith Wortzman (KW)* Adam Smith (AS) * Randall Luther / TSKP	Jesse Saylor/TSKP Yugon Kim/ TSKP Richard Marks / Daedalus (RM) Tieshia Walton/Daedalus Christina Oppen / Daedalus Holly German Melissa Wong Shauna Onofrey Danna Fagen Christina Tangishaka
* 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 * Alicia Monks / Daedalus Steve Nesterak (SN)*

	Item	Action
1	The meeting was called to order by the Committee Vice Chair Andrea Nixon at 1:06	
2	<p><u>Feasibility Study Updates</u></p> <ul style="list-style-type: none"> A special Town Council Meeting was held on December 14th to discuss the best site for the project; The current Lyons site or the Devine site. The council is expected to make a decision at the next Town Council meeting on December 21st. Ron Lum believes the current Lyons site is the best place for the school. Brian thinks a decision on the site is up in the air. Town Council has concerns about Finance, questions if unused space can be used at the High School why not use it in lieu of a new school. Thea has answered some questions on what spaces have been repurposed. Asking the community to move the middle school into the High School wasn't approved before and Thea doesn't think it will be approved now. 	

- Thea and Paul McDermott talked about moving the Elementary School into the RICC Center.
- The Tower Hill site isn't big enough to accommodate.
- Thea is in favor of either site.
- Members of the council think a new building is needed, renovating the Lyons isn't an option.
- Ida feels optimistic about the Town Council meeting on December 14th. Randolph was a level 4 District and recently exited that status. Since exiting level 4 designation, the graduation class has increased. Ida would appreciate more community input. The community would profit and benefit from a new building. We need to look at what is needed for years to come.
- TSKP presented the attached presentation detailing the following;
 - a. Alternative Options
 - b. Estimated Cost
 - c. Schedule
 - d. Cost Comparison of our projects and similar projects

3 **Approval of Meeting Minutes**

Brian made a motion to approve the meeting minutes from 11/18, the amended minutes from 11/18, and the meeting minutes from 12/2, Adam seconded the motion. Andrea called for a roll call and voting was as follows;

- a. Carlos Colley-Yes
- b. Brian Howard-Yes
- c. Andrea Nixon-No
- d. Ida Gordon-Yes
- e. Thea Stovell-Yes
- f. Ron Lum-Yes
- g. Pam Davis-Yes
- h. Adam Smith-Yes

7 yes, 1 No

Andrea stated that she voted no because she didn't care for Brian's comments on the 11/18 amended minutes.

Richard made a comment that on 11/18 is when we got a late start due to technical issues.

4 **Approval of Invoices**

Invoice(s) will be forwarded to Steve Nesternak, Judy Littlejohn and Carlos Colley. Steve will sign the invoice approving the work being billed has been completed. Steve will forward the invoice(s) to Carlos who will sign and then forward the invoice(s) to Tieshia to add to the agenda along with the cost summary for review and vote at the next School Committee Meeting.

Andrea made a motion to change the approval process as noted above, seconded by Thea. Andrea called for a roll call and voting was as follows;

- a. Pam Davis-Yes
- b. Ida Gordon-Yes
- c. Carlos Colley-No
- d. Brian Howard-Yes
- e. Keith Wortzman-Yes
- f. Andrea Nixon-Yes
- g. Thea Stovell-Yes
- h. Adam Smith-Yes
- i. Ron Lum-No

7 yes, 2 No

Carlos voted no because the approval process will not work once we start dealing with more contractors. Also, currently the accountant is asking for the minutes from the meeting detailing the invoices were approved and the vote outcome causing a delay in processing the invoices for payment. Brian will talk to the accountant about this process.

The process will be re-visited at the start of construction due to there is a law that construction invoices must be paid within 15 days.

Ron Lum voted no because the invoices are vague.

5 **Public Comments**

Per Ida there is a three-minute rule.

Christine Tangishaka a parent signed up to receive notifications but hasn't received any making her unaware of meetings happening beyond the October 27th public meeting. She expected notices in reference to upcoming meetings to come from the Gmail account and be posted on the website. She stated that during the October 27th meeting the preferred site was the current Lyons site. There is a concern that the students who live on the Braintree side of the Lyons will be disenfranchised if the Devine site is chosen. During a Town Council meeting Councilor Burgess stated that North Randolph is underserved. North Randolph has access to the Donovan and that won't change. There is a concern that there are two elementary schools, one being state of the art and will stand for 25-50 years being placed in one specific area of Town leaving out opportunities for students and families who are on the Lyons school side and families that have been there for longer periods than those that will be moving in.

Holly German is a parent who echoes Christine Tangishaka's comments. She also attended the meeting in October and signed up to receive notifications but hasn't received any on the process moving forward. She was taken aback that a site location would be decided on next Monday. Since parents haven't been solicited for their opinions, they don't know what is going on. It is important that news is shared with the Community. Most of the people who were discussing the project during

Monday's meeting do not leave in the general Lyons area. The feedback from parents is that people need to be solicited because there are concerns with the new site.

Ida stated that in the future if there are concerns come as a group with one person being the speaker.

All public comments will be addressed at the next School Building Committee Meeting.

Brian stated that before the Town Council meeting starts next Monday there is an opportunity during Community Speaks to speak to the Town Council about your thoughts. The meeting is on Facebook Live as can be shared with anyone who can't attend the meeting. Brian also stated that at the meeting on Monday he noticed that the School Committee took a vote and four members were in favor of the Devine site. Brian questioned if this was during a regular School Committee meeting. Andrea isn't sure and will review the minutes to confirm.

6 **Meeting Adjournment**

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

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

Meeting was adjourned at 2:23 pm.

Next Meeting will be Wednesday January 13, 2021 at 1:00 PM

Attachments:

- Meeting Presentation
- Cost Summary

ELIZABETH G. LYONS ELEMENTARY SCHOOL

RANDOLPH, MA



BUILDING COMMITTEE PRESENTATION

DECEMBER 16TH, 2020

TSKP
STUDIO

DAEDALUS
A CHA Company

LYONS ELEMENTARY SCHOOL |

TOWN COUNCIL DISCUSSION

LYONS ELEMENTARY SCHOOL | ALTERNATIVE OPTIONS

Move Middle School to High School
Convert Lyons to PK Center

2012 Study estimated construction cost at.....	\$6,300,000
Soft Costs	\$1,600,000
Escalation to 2022	<u>\$3,500,000</u>
Sub Total	\$11,400,000

Lyons Capital Improvements* \$7,700,000 - \$8,800,000

TOTAL COST TO TOWN **\$19,100,000 - \$20,200,000**

* 2012 Study Excluded Capital Improvement Costs

ESTIMATED COSTS & SCHEDULE

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 <u>for Eligible Costs</u>		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	

ESTIMATED CONSTRUCTION COSTS COMPARISON | ELEMENTARY SCHOOLS

	Bridgewater Mitchell ES	Easton New ES	Randolph Lyons ES Option #5	Danvers Smith ES	Westborough Fales ES
Construction Type	New	New	New	New	New
Configuration	PK - 2	PK – 2	PK – 5	PK – 5	K – 3
Enrollment	860	760	315	335	400
GSF	132,045	148,422	76,700	77,102	70,242
Start of Construction (estimated or actual)	December 2020 (estimated)	March 2021 (estimated)	Winter 2022-23 (estimated)	September 2021 (actual)	February 2020 (actual)
Pre-2022 Construction Cost (estimated or actual)	\$60,248,528 (estimated)	\$74,585,422 (estimated)	-----	\$41,038,323 (actual)	\$45,627,177 (actual)
2022 Escalated Construction Cost Estimate	\$63,513,327	\$77,179,440	\$42,007,000	\$42,366,587	\$48,396,738
2022 Escalated Construction Cost Estimate /SF	\$481	\$506	\$528	* \$549	* \$689

ESTIMATED PROJECT COSTS COMPARISON | ELEMENTARY SCHOOLS

LYONS ELEMENTARY SCHOOL – NEW CONSTRUCTION	Bridgewater Mitchell ES (2023)	Easton Center ES (2023)	Lyons site Option #3	Devine site Option #5	Danvers Smith ES (2021)	Westborough Fales ES (2021)
FEASIBILITY STUDY (OPM, Designer, Environmental, Site, Other)	\$774,500	\$851,214	\$900,000	\$900,000	\$786,095	\$812,422
LAND / SITEWORK	\$8,463,717	\$8,044,789	\$5,278,500	\$4,961,000	\$697,500	\$5,299,835
DEMOLITION	\$987,520	\$1,164,000	\$751,695	\$866,000	\$3,892,438	\$988,000
BUILDING CONSTRUCTION	\$50,797,291	\$61,896,010	\$31,528,900	\$32,331,000	\$36,448,385	\$37,166,619
ESCALATION (to mid-point of construction)	\$3,264,799	\$4,008,689	\$1,965,000	\$1,996,000	\$1,328,264	\$2,433,450
FF&E + TECHNOLOGY	\$2,460,000	\$2,100,000	\$828,000	\$828,000	\$1,116,000	\$1,218,828
SUSTAINABLE DESIGN ADJUSTMENTS			<i>2 Reimbursement Rate Incentive Points</i>	<i>2 Reimbursement Rate Incentive Points</i>		
ADMINISTRATION, OPM, ARCHITECT, FF&E, OTHER MISC.	\$9,091,200	\$11,948,462	\$5,004,000	\$4,994,000	\$6,232,195	\$7,099,443
CONTINGENCY (Owners and Construction Contingency)	\$4,945,773	\$5,904,500	\$1,800,000	\$1,650,000	\$2,427,532	\$2,937,631
TOTAL PROJECT	\$52,928,409	\$57,956,228	\$48,056,095	\$48,526,000	\$52,928,409	\$57,956,228

LYONS ELEMENTARY SCHOOL | PROJECT SCHEDULE

Anticipated Milestones

Completion of Feasibility Study and Schematic Design	Summer 2021
MSBA Approval of Schematic Design	August/September 2021
Town Vote to approve Funding	November 2021
Completion of Design and Bidding	December 2022
TARGET: Open new School	September 2024

Randolph - Elizabeth G. Lyons Elementary School
TOTAL PROJECT COST SUMMARY - FEASIBILITY STUDY PHASE
As of: 12/18/2020



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	\$ 155,510	\$ 15,000	\$ 119,490	\$ -	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	\$ 8,800		\$ 8,800	\$ -	50%
Survey (Allowance)	\$ 29,150	\$ 29,150	\$ 29,150		\$ -	\$ -	100%
Re-Districting Analysis (Allowance)	\$ 27,200	\$ 27,200	\$ 22,500		\$ 4,700	\$ -	83%
Hazmat Testing at Devine	\$ 6,696	\$ 6,696	\$ -	\$ -	\$ 6,696	\$ -	0%
Feasibility Study Phase Subtotal*	\$ 920,646	\$ 920,646	\$ 415,960	\$ 25,000	\$ 504,686	\$ -	45.18%
Contingency							
Contingency (Feasibility Study Phase)	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -	
Owner's Contingency	\$ 74,354	\$ 74,354	\$ 55,450	\$ -	\$ 18,904	\$ -	
TOTAL BUDGET	\$ 1,000,000	\$ 1,000,000	\$ 476,410	\$ 25,000	\$ 523,590	\$ -	

NOTE: MSBA's share of funding is 76.84%