

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