

Elementary
School Building
Committee

Update to the
Select Board



July 11, 2023

Key Topics for Review

- Updated Schedule
- Building Schematic and Site Plan
- Cost Considerations
- Traffic
- Q&A

Key Upcoming Dates

ESBC-2 Meeting	Tuesday, July 25, 2023	Review of Pricing Set
ESBC-2 Meeting	Tuesday, August 15, 2023	Review of Cost Estimates
ESBC-2 Meeting	Tuesday, August 22, 2023	Update on Cost and Design Refinements. Approval of SD and Budget , MSBA Cost Caps and Reimbursements
School Committee Joint Mtg with ESBC	Tuesday, August 22, 2023	Endorsement Vote of Schematic Design
Select Board	Tuesday, August 29, 2023	Endorsement Vote of Schematic Design
ESBC-2 Meeting	Tuesday, August 29, 2023	Approval of the SD Report, MSBA Funding Agreement
Submission Preferred Schematic Report to MSBA	Thursday, August 31, 2023	

Schematic Floor Plans

- ADMINISTRATION
- ART, MUSIC, TECH
- CLASSROOMS
- SPECIAL EDUCATION
- PUBLIC (GYM, CAF, MEDIA)
- UTILITY AND SUPPORT



1st FLOOR PLAN



2nd FLOOR PLAN



3rd FLOOR PLAN

Important Points for Comparisons:

- **Every Project Is Different**

Each Town And District Sets The Requirements For Their Project Based On: Required Size, The District's Own Educational Plan, Available Sites, Local Requirements, Sustainability Goals, And Other Unique Factors.

- **A Construction Project Is Estimated Based On Its Projected Bid Date**

Comparisons Between Recent Bid Results And Proposed Project Cost Estimates Factor In Escalation To Cover Inflation Between Today's Prices And Future Bid Dates.

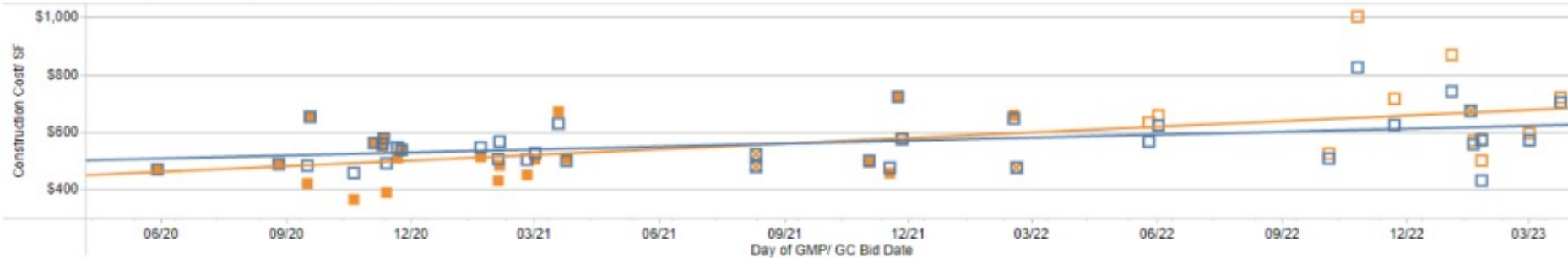
- **Inflation Compounds**

After 4 Consecutive Years Of Inflation At 2%, 8%, 12%, And 6%, The Price Increase From The Initial Year To The Last Is 30.8%. 2021-2023 Has Been Largest Sustained Construction Inflation In 40 Years.

- **All MSBA Projects Use The Same Space Program Template**

While Template Sets Room Size Standards, It Is Customized To Fit The Educational Plan And Enrollment

Construction Costs, Bid vs. SD (New Construction)

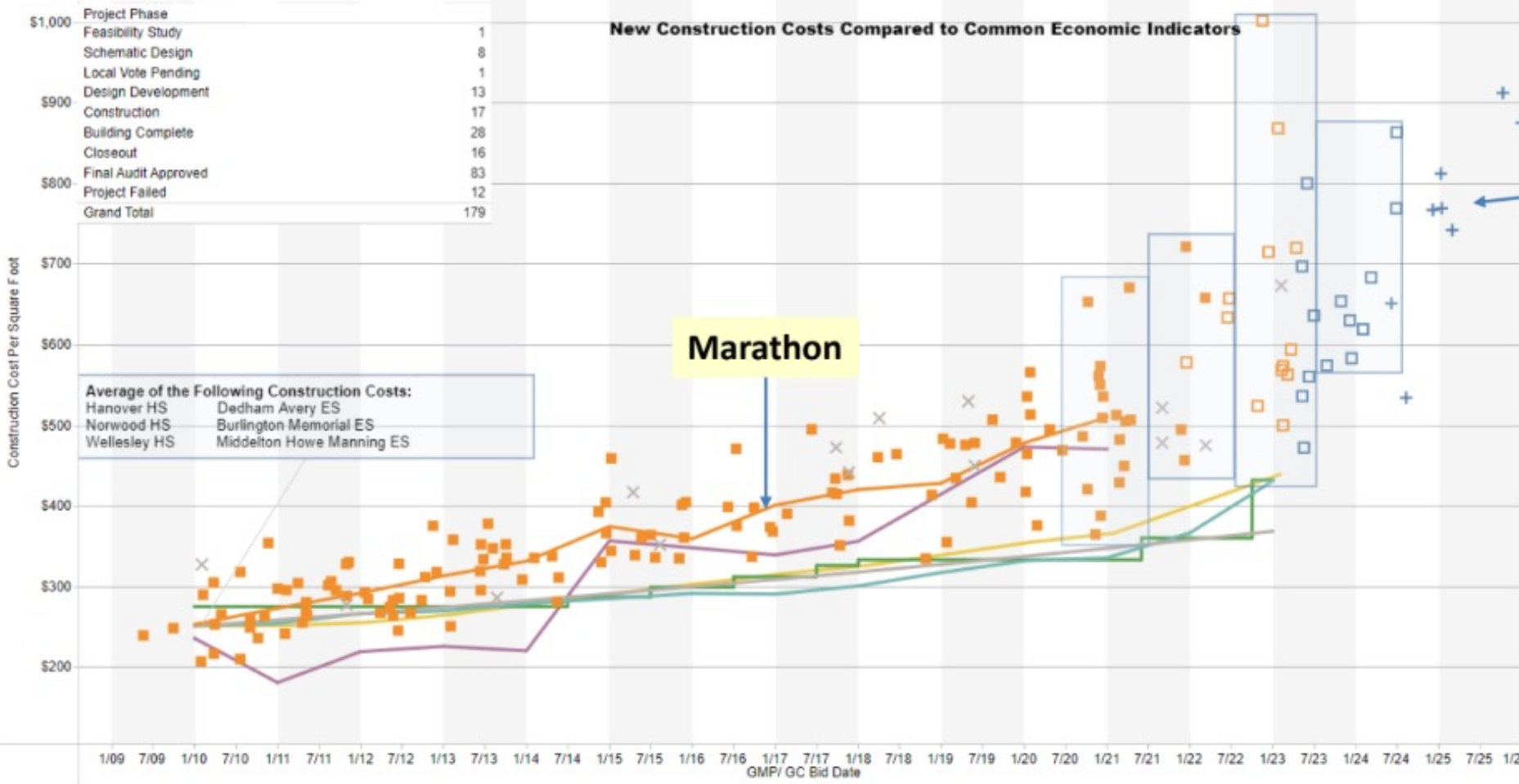


- Legend**
- New Construction PSR +
 - New Construction SD x
 - New Construction Local Vote Failed x
 - New Construction Bid □
 - New Construction PFA Amended ■

Project Count

Feasibility Study	1
Schematic Design	8
Local Vote Pending	1
Design Development	13
Construction	17
Building Complete	28
Closeout	16
Final Audit Approved	83
Project Failed	12
Grand Total	179

New Construction Costs Compared to Common Economic Indicators



- 3% Escalation —
 - Average- New Construction Projects —
 - BLS PPI- New School Construction —
 - MSBA Construction Funding Limit —
 - RLB Comparative Cost- Boston —
 - Average \$/SF for 1440000 —
- OPM (All)
- Designer (All)
- Contractor (All)

Elmwood Proposed Project

Marathon

Chart Description

Filter Instruction:
 To filter the data specific to a Contractor, Designer, and/or OPM, use the filters above to uncheck the boxes next to the categories you do not want shown. To uncheck all of the names, uncheck the box next to "All". Please note, for the common economic indicators lines to show, the "Null" box must remain checked. These filters act as "AND" filters when used in combination. (E.g checking a contractor and a designer will filter to only those projects that had both that contractor and that designer.)

The information and data contained in this chart is based on the MSBA's review of construction cost estimates, contracts and other documentation provided by cities, towns, and regional school districts.

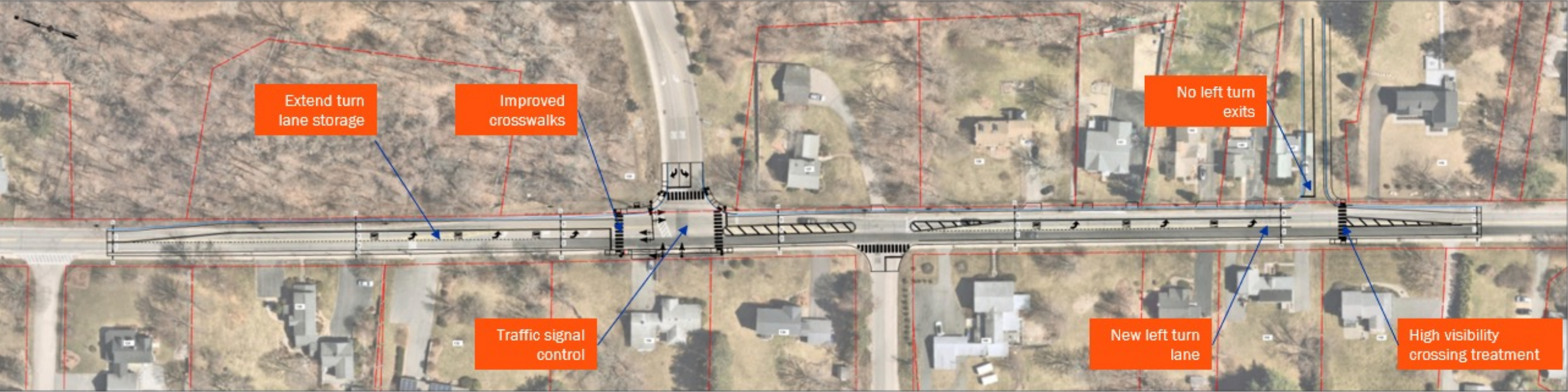
This information and data is intended for informational purposes only. The data may have changed based on actual construction bids or contract amendments, for example, and the MSBA shall have no responsibility or duty to update any of the information.

Please contact the Districts for the most current information. The MSBA hereby disclaims any and all liability and responsibility that may arise in connection with the information contained in this chart. 2/14/23

Balancing Project Costs and Educational Value

Key Decision Categories	
Grade Configuration	Window-to-Wall Ratios
Site Selection	Simplified Building Shape & Efficiencies
Elimination of Family Resource Center	Reduced Tree-Clearing
HVAC (Reimbursements)/Mechanical Systems	Reduced Number of Outdoor Learning Spaces
Interior Materials Choices	Reduced size of playing fields
General Contractor - Design, Bid, Build	Reduced Pavement

DRAFT IMPROVEMENT PLAN



CONCEPT
ELMWOOD ELEMENTARY SCHOOL - INTERSECTION IMPROVEMENTS
HAYDEN ROWE STREET, HOPKINTON, MA

DRAFT

