

# Dexter Park Project – Public Forum

SD Phase

## Project Update

March 19, 2020



Raymond  
Design Associates



Hill International

# CONTENTS

## Where We've Been - Review of Options

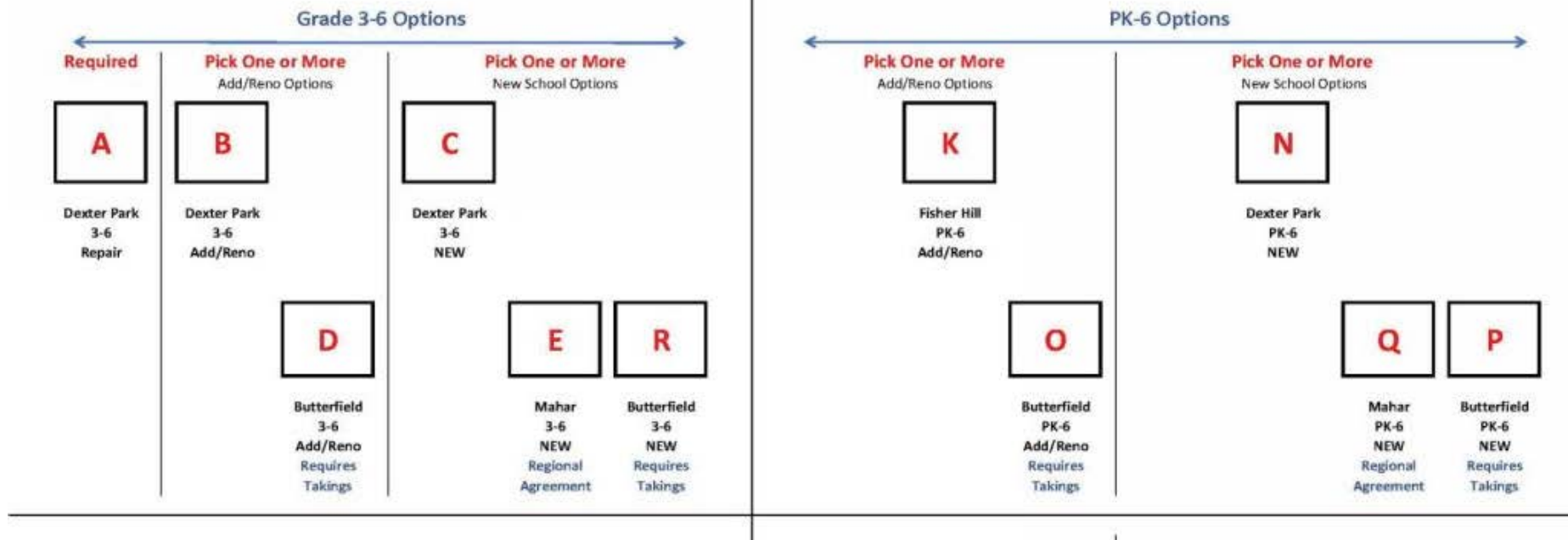
- *Existing Conditions Review*
- *Review Building / School Configuration options*
- *Review of Final Option*
- *Review Cost Data*
- *Review Options if the Town Votes NO*

# VOTER INFORMATION | RECAP OF OPTIONS REVIEWED

## MSBA Requirements for Further Evaluation in the Next Phase (PSR)

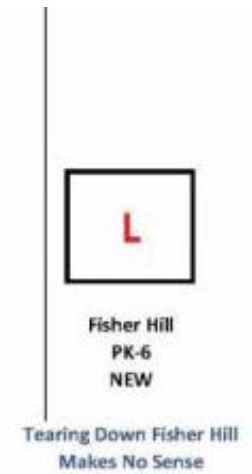
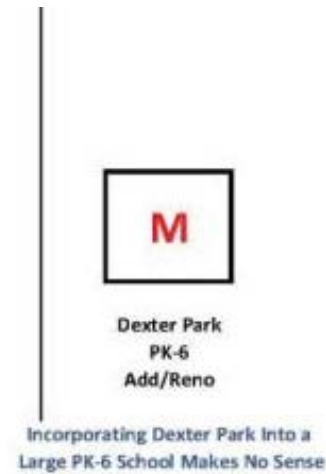
1. Repair/Renovations
2. One or More: 3-6 Addition/Renovation
3. One or More: PK-6 Addition/Renovation
4. One or More: 3-6 New School
5. One or More: PK-6 New School

## Options That Seem Viable for Further Evaluation



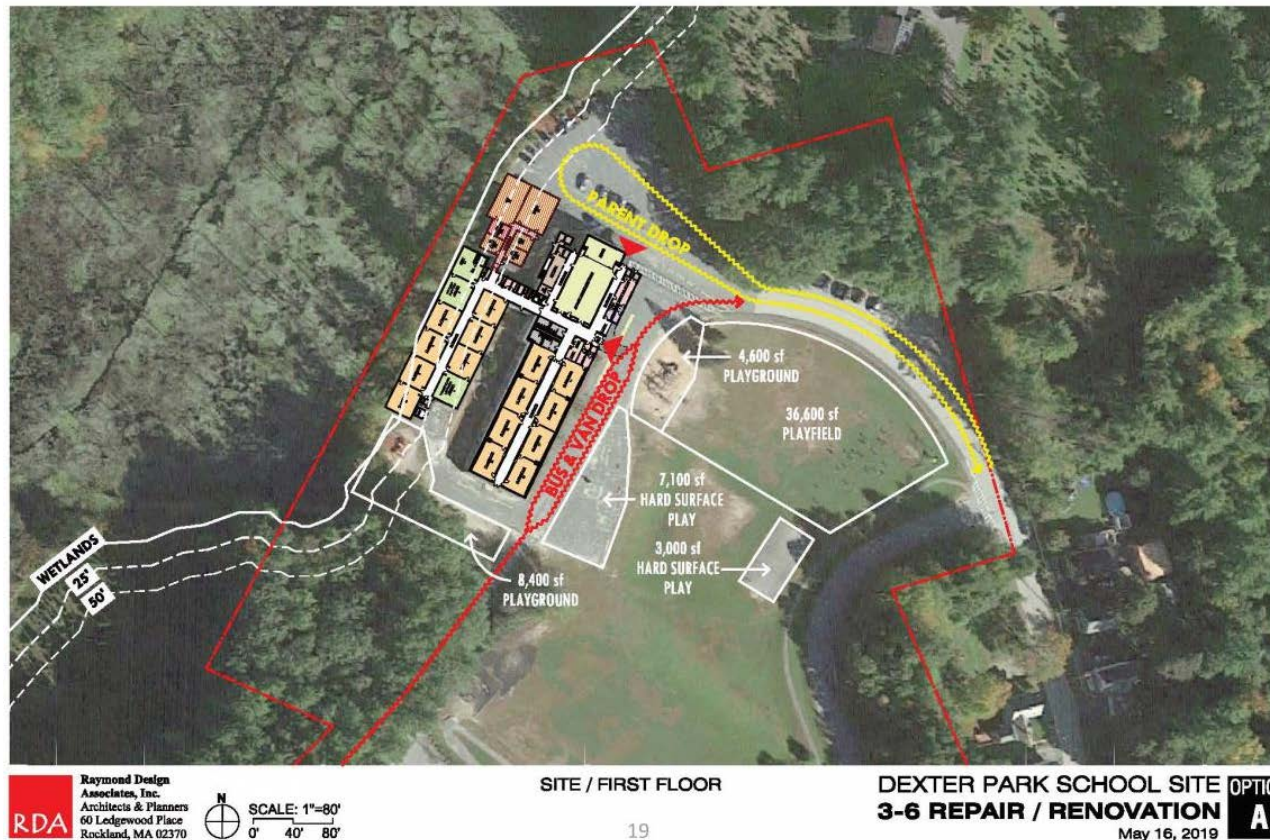
## VOTER INFORMATION | RECAP OF OPTIONS REVIEWED

### Options That Don't Seem to Make Sense



## VOTER INFORMATION | RECAP OF OPTIONS REVIEWED

### Option A: Repair/Renovations at Dexter Park (MSBA Requirement)



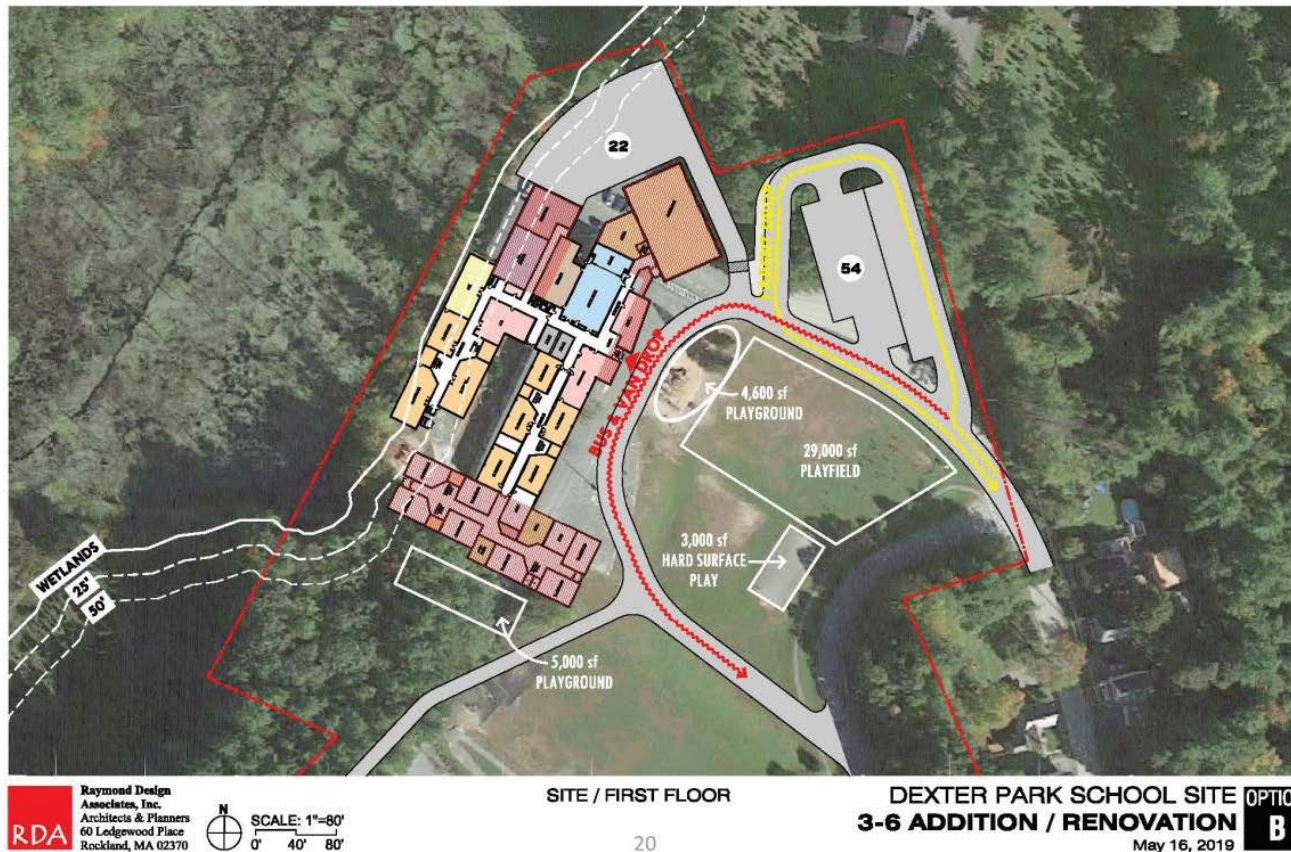
#### Reason for Elimination:

- This Option does not meet the goals of the Educational Plan.
- Temporary solution to school system issues (at best)
- Building not suitable for renovation.
- Proximity to beaver pond makes major construction prohibitive.



## VOTER INFORMATION | RECAP OF OPTIONS REVIEWED

### Option B: 3-6 Add/Reno @ Dexter Park (PK-2 at Fisher Hill)

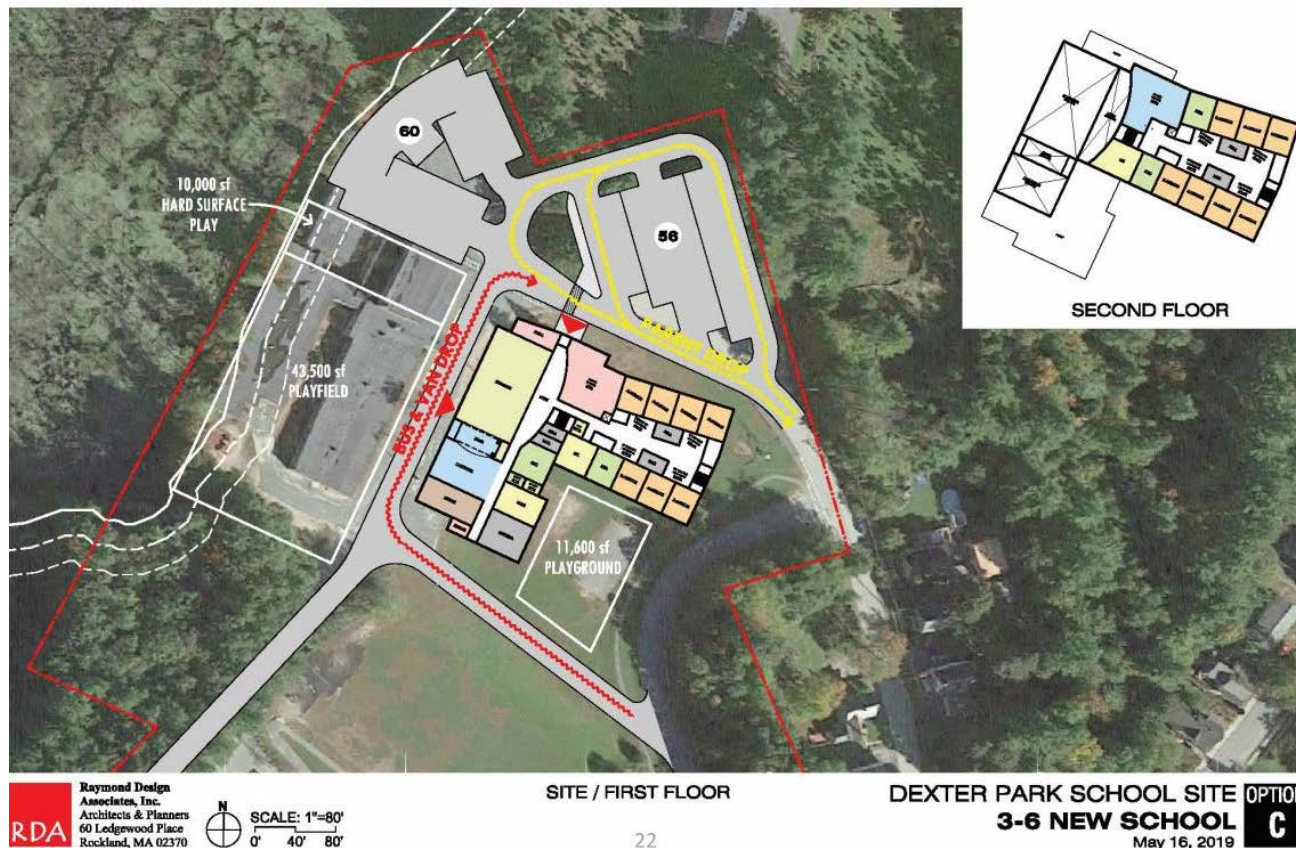


#### Reason for Elimination:

-The Dexter Park building is not in suitable condition for an addition/renovation project.

## VOTER INFORMATION | RECAP OF OPTIONS REVIEWED

### Option C: NEW 3-6 at Dexter Park (PK-2 at Fisher Hill)



#### Reason for Elimination:

- This Option does not meet the goals of the Educational Plan.
- Was determined to not be a cost-effective solution.
- Leaves Fisher Hill School still in need of renovations.



## VOTER INFORMATION | RECAP OF OPTIONS REVIEWED

### Option D: 3-6 Add/Reno @ Butterfield (PK-2 at Fisher Hill)

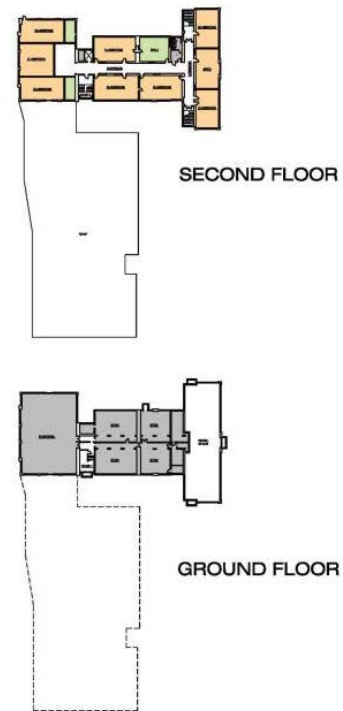


**RDA** Raymond Design Associates, Inc.  
Architects & Planners  
60 Ledgewood Place  
Rockland, MA 02370

N  
SCALE: 1"=80'  
0' 40' 80'

SITE / FIRST FLOOR

21



BUTTERFIELD SCHOOL SITE **OPTION D**  
**3-6 ADDITION / RENOVATION**  
May 16, 2019

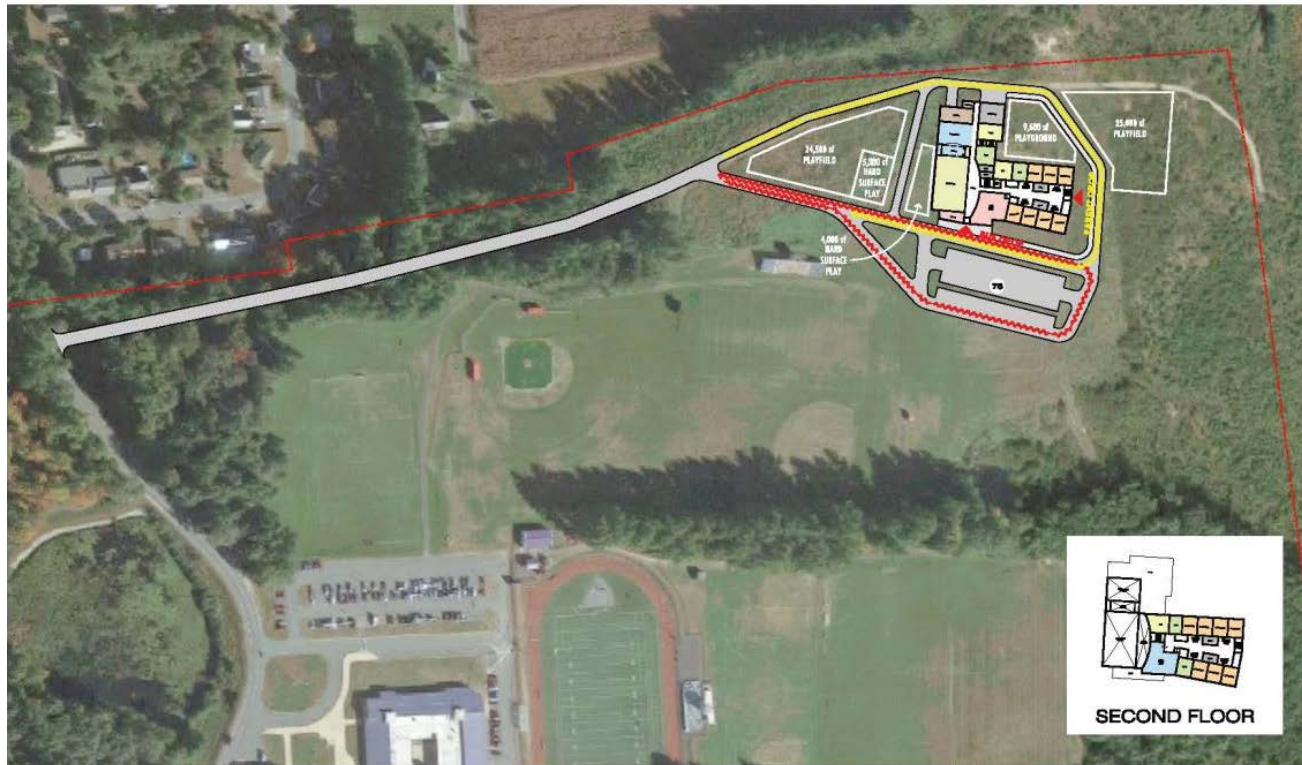
#### Reason for Elimination:

- This Option does not meet the goals of the Educational Plan.
- Would require extensive land acquisition.
- Inadequate play space to support school program.
- Provides dangerous traffic flow in surrounding neighborhood.



## VOTER INFORMATION | RECAP OF OPTIONS REVIEWED

### Option E: New 3-6 at Mahar (PK-2 at Fisher Hill)



#### Reason for Elimination:

- This Option does not meet the goals of the Educational Plan.
- Would require land acquisition, which was deemed infeasible given the project's timeline.
- Would require construction of additional play fields to replace existing.
- Requires FAA approval (airport flight path)

## VOTER INFORMATION | **RECAP OF OPTIONS REVIEWED**

### Option K: PK-6 Add/Reno @ Fisher Hill (Demolish Dexter Park)



SITE / SECOND FLOOR

**RDA** Raymond Design  
Associates, Inc.  
Architects & Planners  
60 Ledgewood Place  
Rockland, MA 02370

N  
SCALE: 1"=120'  
0' 60' 120'

25



FIRST FLOOR



FISHER HILL SCHOOL SITE **OPTION K**  
PK-6 ADDITION / RENOVATION  
May 16, 2019

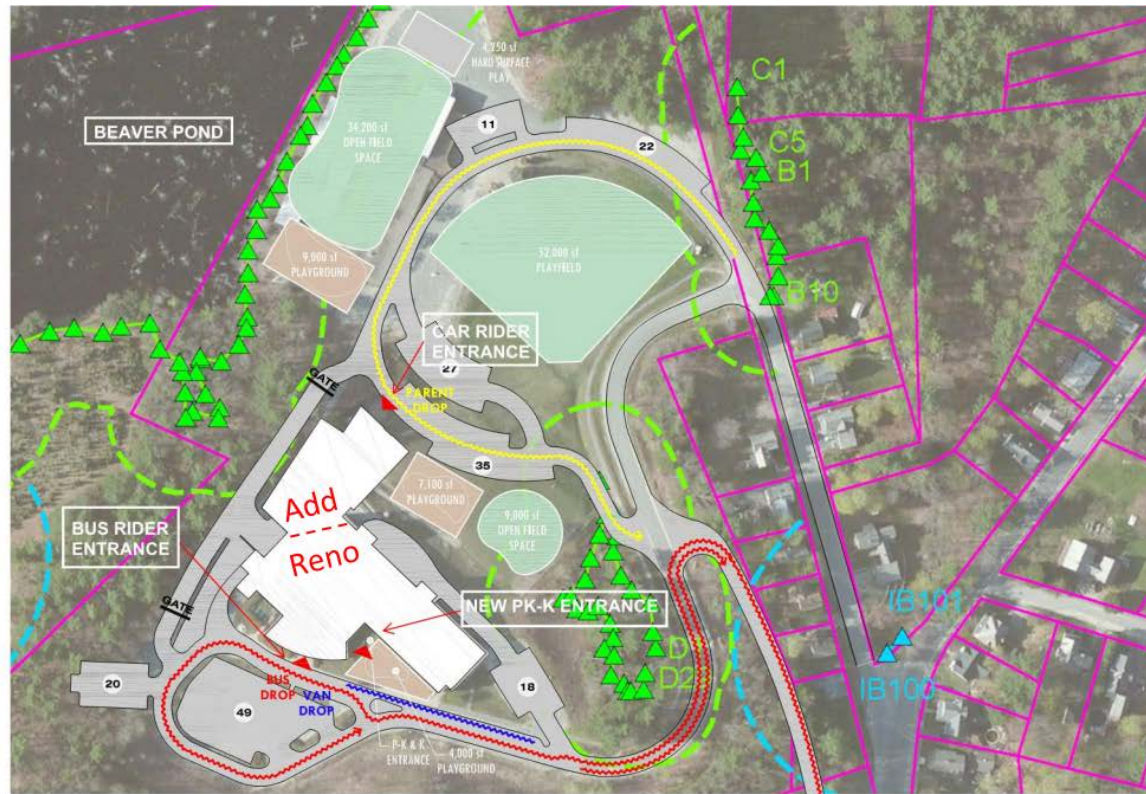
### **Chosen Option:**

- Meets the Educational Plan.
- Determined to be most cost-effective Option.
- Eliminates future capital expenses for Fisher Hill.



## VOTER INFORMATION | RECAP OF OPTIONS REVIEWED

### Option K.1 – PK-6 Add/Reno at Fisher Hill



SITE PLAN

### Chosen Option:

- Meets the Educational Plan.
- Determined to be most cost-effective Option.
- Eliminates future capital expenses for Fisher Hill.



0' 60' 120' 240'

**OPTION  
K.1**

## VOTER INFORMATION | RECAP OF OPTIONS REVIEWED

### Option K.2 – PK-6 Add/Reno at Fisher Hill



SITE / GROUND FLOOR PLAN



SECTION SCALE: 1"=100'

**RDA** Raymond Design Associates, Inc. Architects & Planners 60 Ledgewood Place Rockland, MA 02370



FISHER HILL SCHOOL SITE  
PK-6 ADDITION / RENOVATION  
July 18, 2019 **OPTION K.2**

### Reason for Elimination:

- Building layout not consistent with the goal of creating a sense of “one school”, as identified in the Educational Plan.
- Although this Option contained many desirable attributes, the Option K.1 variation was preferred.

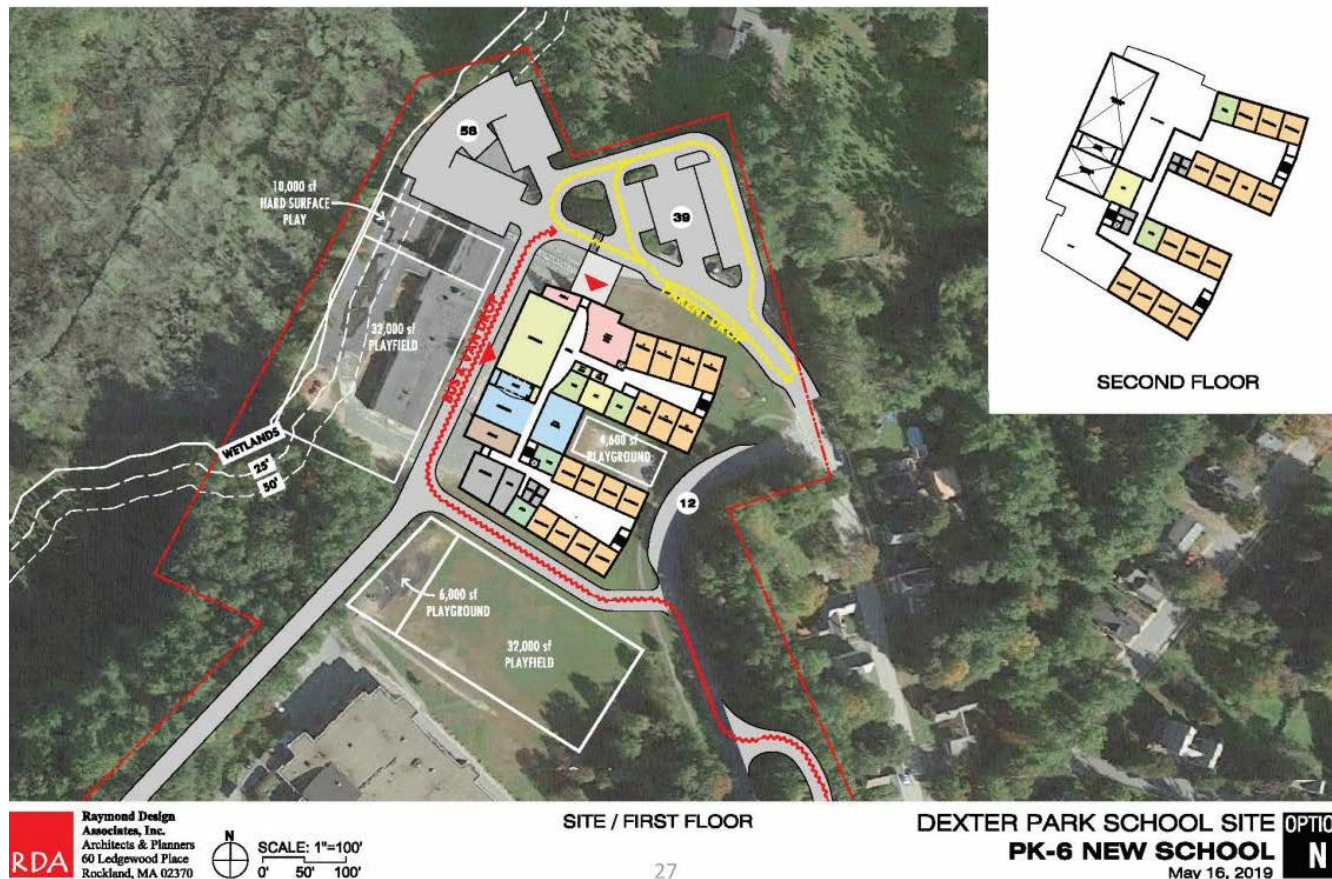


## VOTER INFORMATION | RECAP OF OPTIONS REVIEWED

### Option N: New PK-6 at Dexter Park (Decommission Fisher Hill)

#### Reason for Elimination:

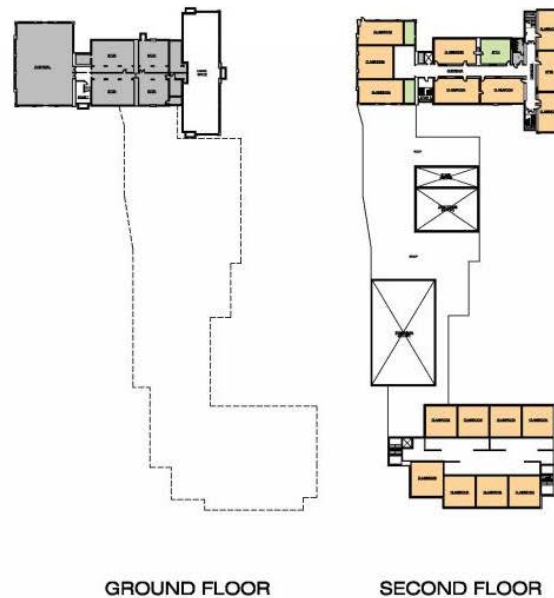
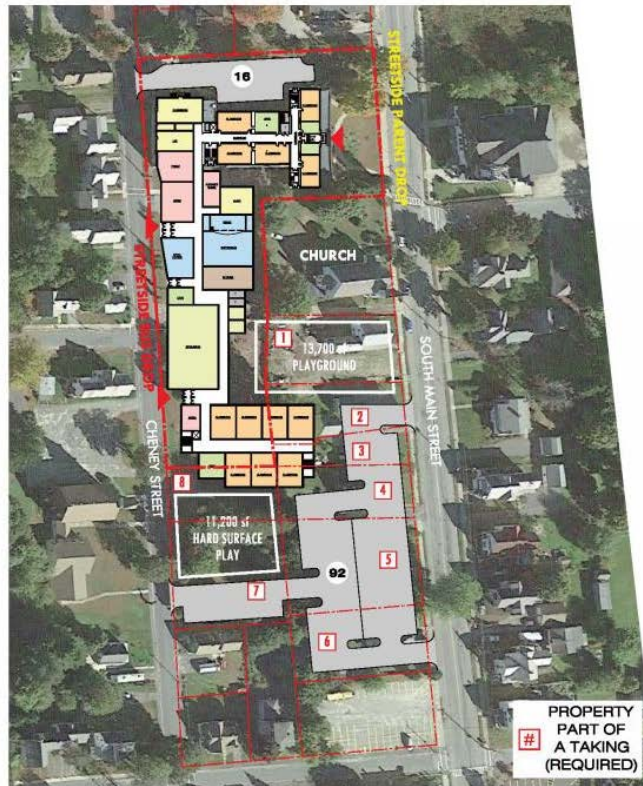
- Would leave Fisher Hill School empty. Not an acceptable option to the town.
- Would leave the town responsible for expensive upkeep and remodeling of this empty building.



## VOTER INFORMATION | **RECAP OF OPTIONS REVIEWED**

### Option O: PK-6 Add/Reno at Butterfield

*(Decommission Fisher Hill)*



GROUND FLOOR

SECOND FLOOR

### Reason for Elimination:

- This Option does not meet the goals of the Educational Plan.
- Would require land acquisition.
- Inadequate play space to support school program.
- Provides dangerous traffic flow in surrounding neighborhood.
- Would abandon Fisher Hill School.



## VOTER INFORMATION | RECAP OF OPTIONS REVIEWED

### Option P: New PK-6 at Butterfield (Decommission Fisher Hill)



**RDA** Raymond Design Associates, Inc.  
Architects & Planners  
60 Ledgewood Place  
Rockland, MA 02370

N  
SCALE: 1"=80'  
0' 40' 80'

SITE / FIRST FLOOR

29



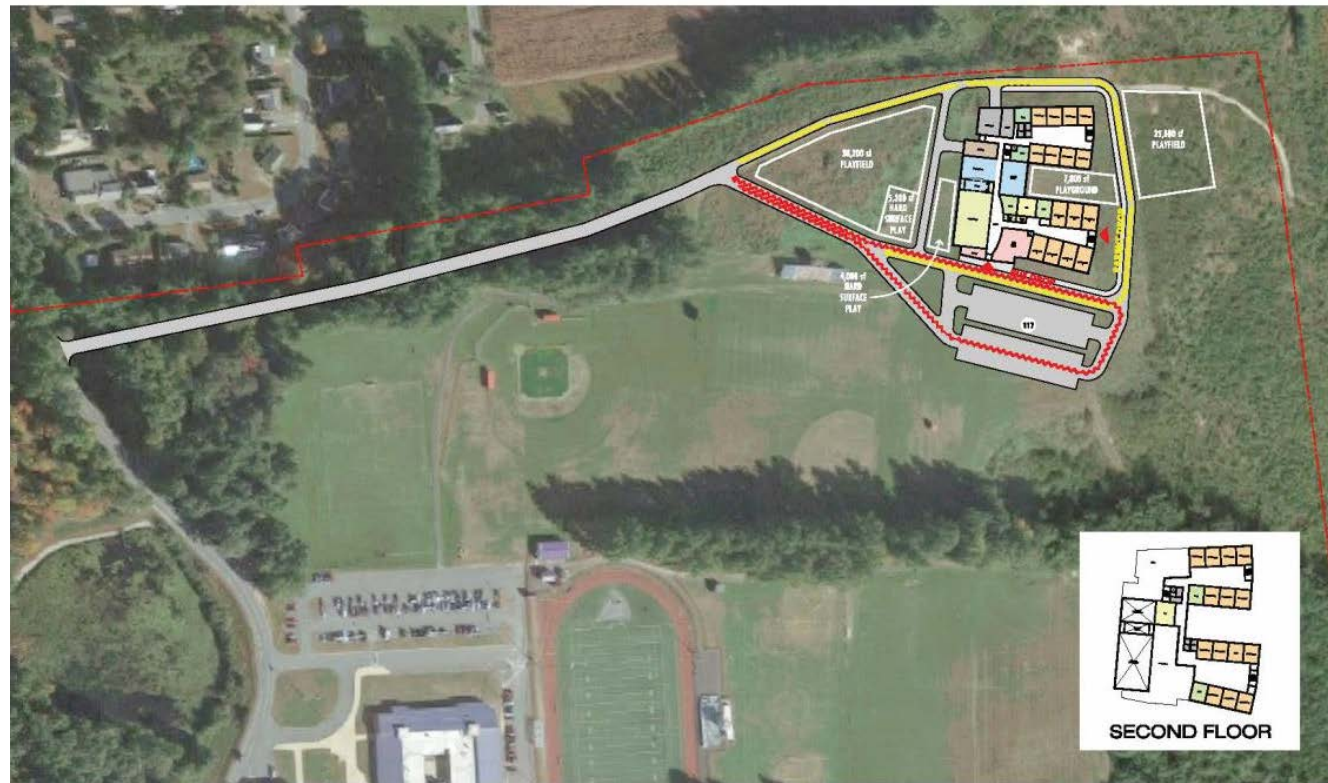
BUTTERFIELD SCHOOL SITE **OPTION P**  
**PK-6 NEW SCHOOL**  
May 16, 2019

### Reason for Elimination:

- All of the drawbacks identified with Options D and O; determined to be impractical.
- Additional demolition required; cost-prohibitive.

## VOTER INFORMATION | RECAP OF OPTIONS REVIEWED

### Option Q: New PK-6 at Mahar (Decommission Fisher Hill)



**RDA**  
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60 Lodgewood Place  
Rockland, MA 02370

N  
SCALE: 1"=150'  
0' 75' 150'

SITE / FIRST FLOOR

28

RALPH C MAHAR SCHOOL SITE  
**PK-6 NEW SCHOOL**  
May 16, 2019

OPTION  
**Q**

#### Reason for Elimination:

- Would require land acquisition, which was deemed infeasible given the project's timeline.
- Would require construction of additional play fields to replace existing.
- Requires FAA approval (airport flight path)



## VOTER INFORMATION | RECAP OF OPTIONS REVIEWED

### Option R: New 3-6 at Butterfield (PK-2 at Fisher Hill)

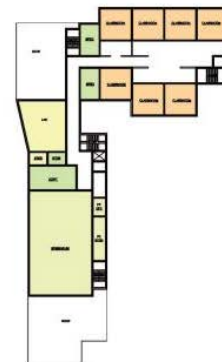


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Rockland, MA 02370

N  
SCALE: 1"=80'  
0' 40' 80'

SITE / FIRST FLOOR

24



SECOND FLOOR

BUTTERFIELD SCHOOL SITE  
3-6 NEW SCHOOL  
May 16, 2019

OPTION  
R

### Reason for Elimination:

- This Option does not meet the goals of the Educational Plan.
- Drawbacks of this Option noted previously; determined to be impractical.

## SCHEMATIC DESIGN | **DEVELOPMENT OF OPTION K.1**

- Site Accessibility, Circulation, and Safety Improvements
- Right-sizing of spaces critical to the Educational Plan
- Accommodates both school functions and Community use

### EXTERIOR RENDERING







## SD ESTIMATE SCOPE | **MASSING**



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Rockland, MA 02370

FISHER HILL SCHOOL **OPTION**  
**PK-6 ADDITION / RENOVATION** **K.1**  
October 23, 2019



## SD ESTIMATE SCOPE | **MASSING**



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FISHER HILL SCHOOL **OPTION**  
**PK-6 ADDITION / RENOVATION** **K.1**  
October 23, 2019

## SD ESTIMATE SCOPE | **MASSING**



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FISHER HILL SCHOOL **OPTION**  
**PK-6 ADDITION / RENOVATION** **K.1**  
October 23, 2019

## SD ESTIMATE SCOPE | **MASSING**



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## SD ESTIMATE SCOPE | **MASSING**



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FISHER HILL SCHOOL **OPTION**  
**PK-6 ADDITION / RENOVATION** **K.1**  
October 23, 2019



## PSR ESTIMATE SCOPE | **NEW ACCESS DRIVE**

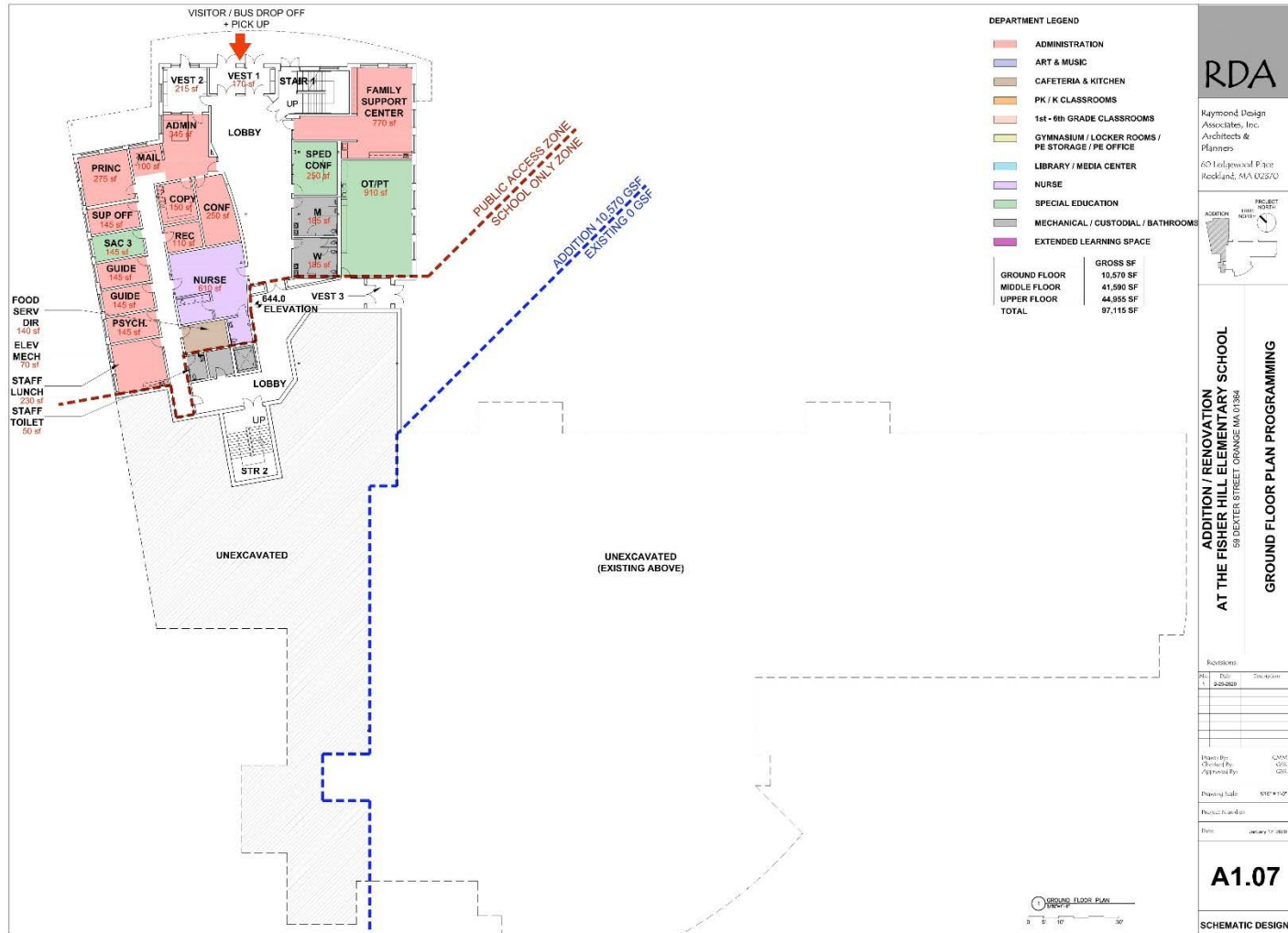


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FISHER HILL SCHOOL **OPTION**  
**PK-6 ADDITION / RENOVATION** **K.1**  
October 23, 2019

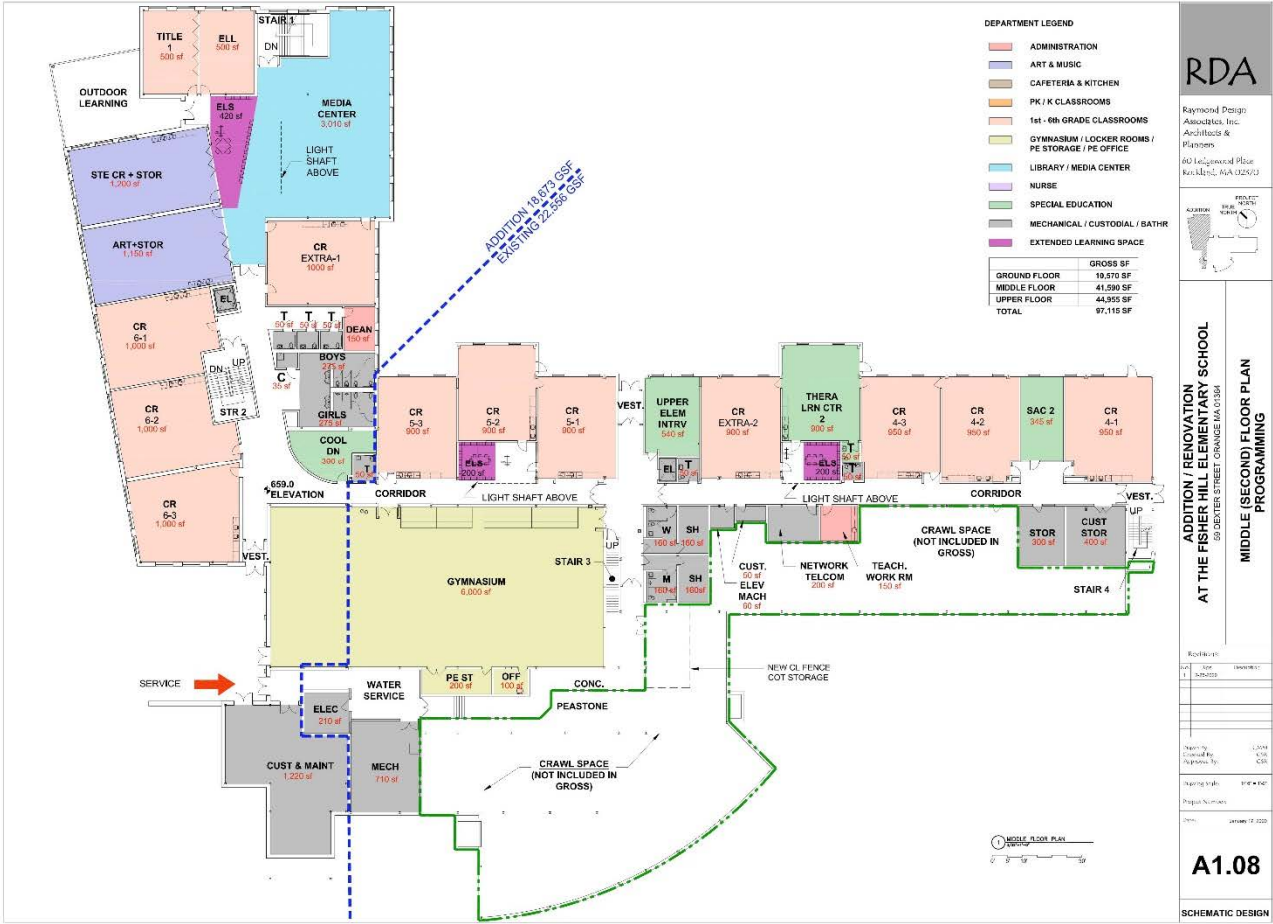
## SCHEMATIC DESIGN | **DEVELOPMENT OF FLOOR PLANS**

## SD FLOOR PLANS | LOWER FLOOR





SD FLOOR PLANS | MIDDLE FLOOR



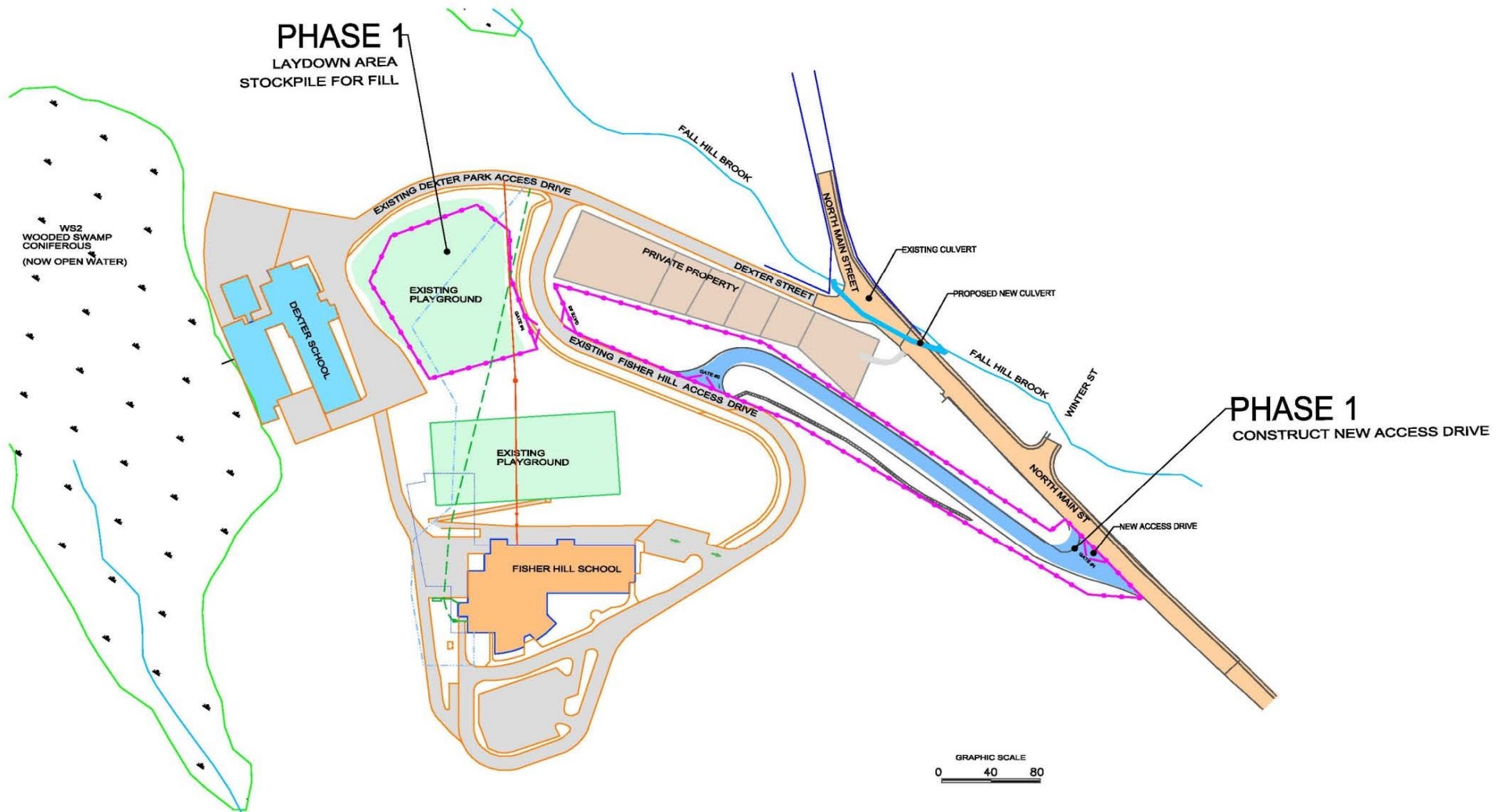
# SD FLOOR PLANS | UPPER FLOOR



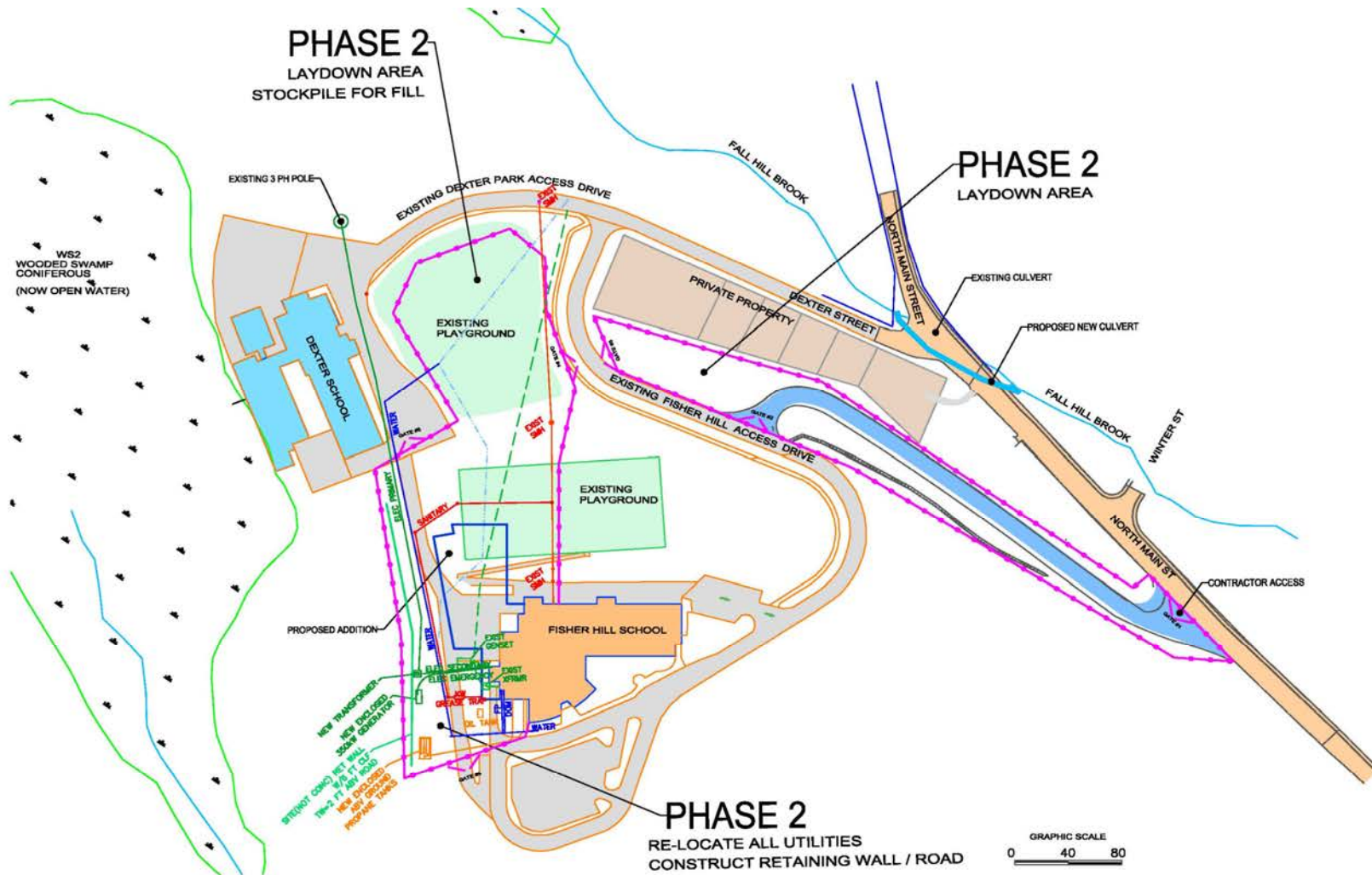
## SCHEMATIC DESIGN | SEQUENCE OF CONSTRUCTION PHASING



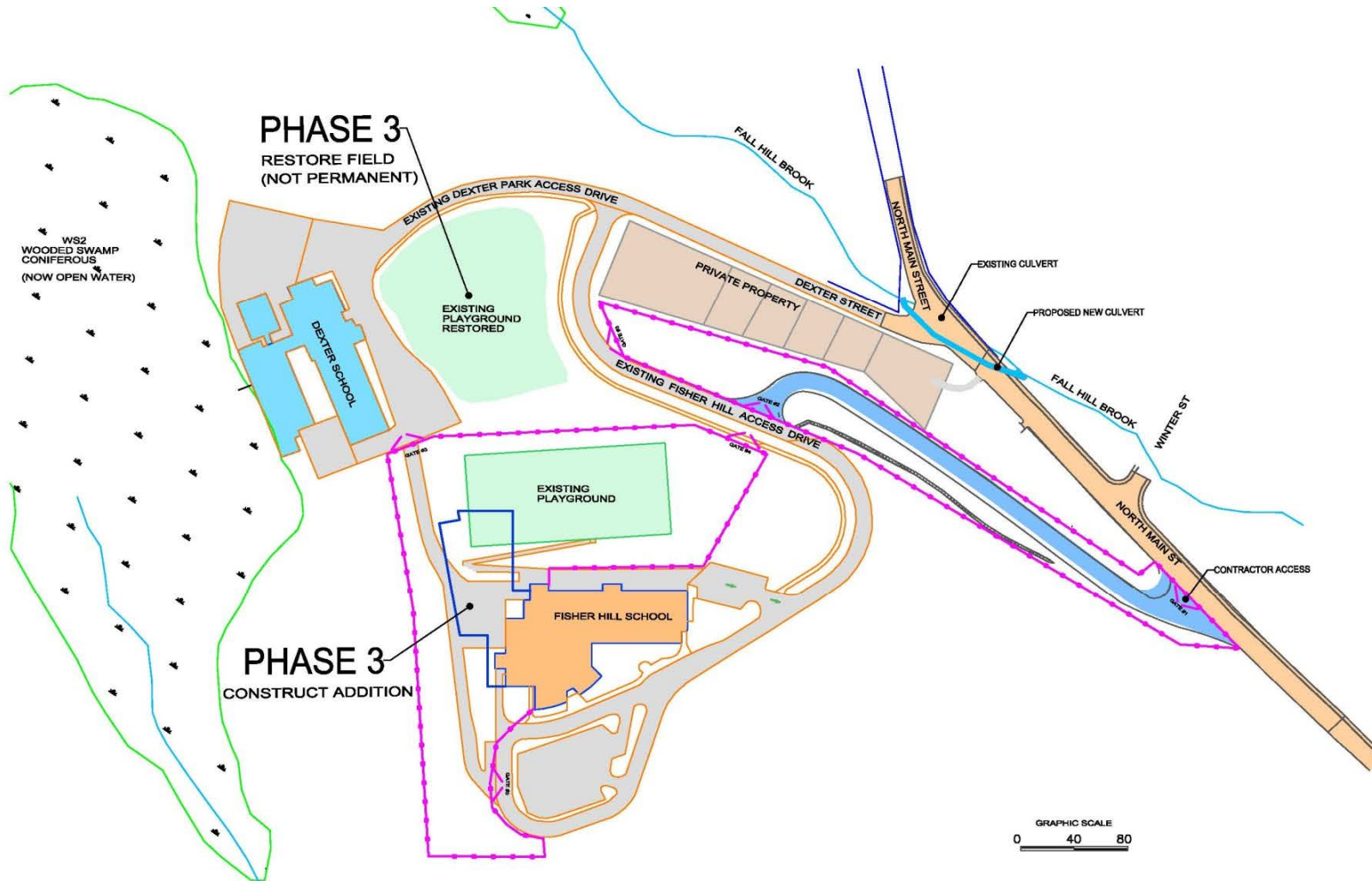
# SD ESTIMATE SCOPE | CONSTRUCTION: PHASE ONE – BUILD ACCESS ROAD



## SD ESTIMATE SCOPE | CONSTRUCTION : PHASE TWO – NEW UTILITIES, SITE PREP

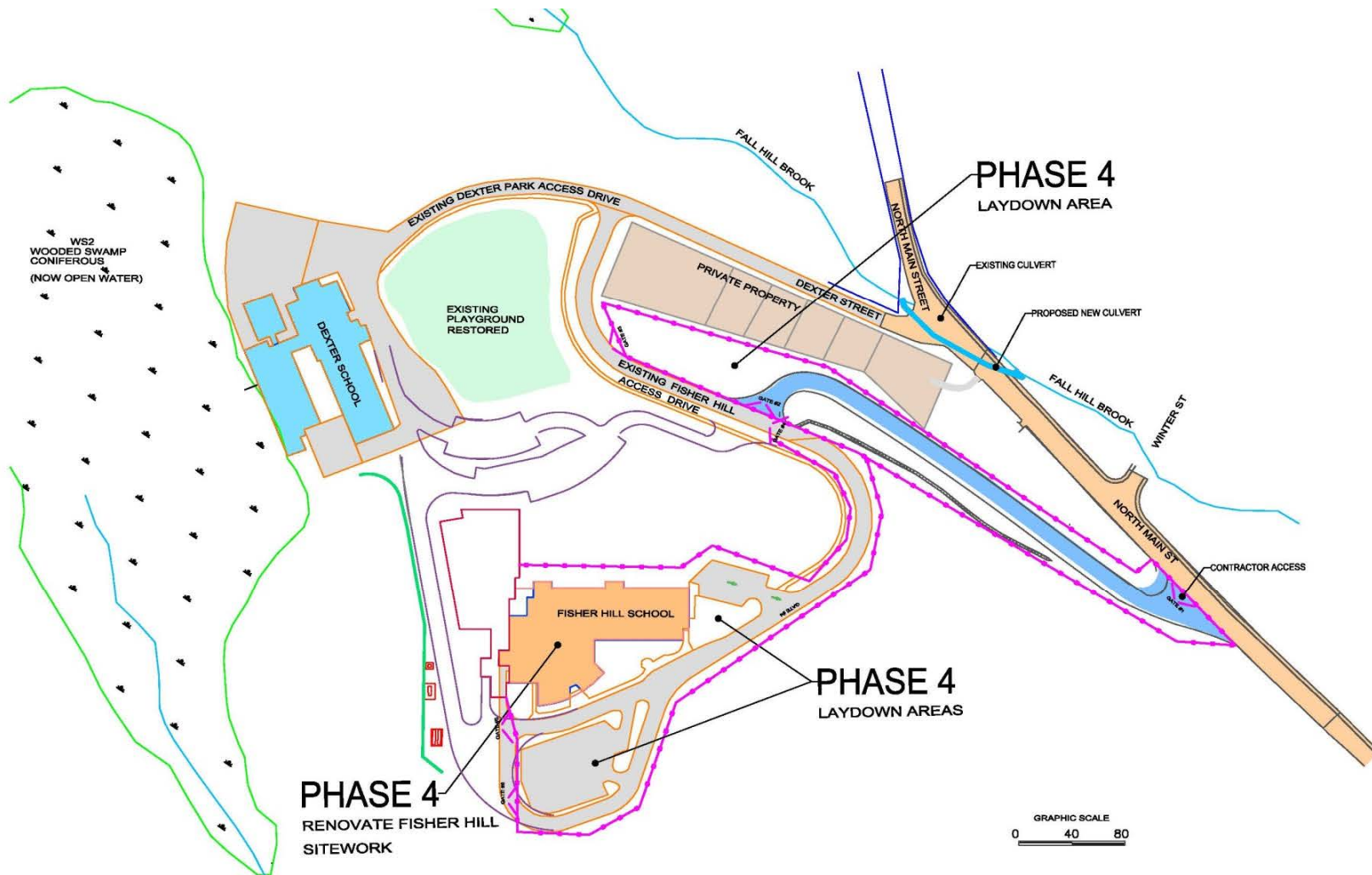


## SD ESTIMATE SCOPE | CONSTRUCTION : PHASE THREE – BUILD ADDITIONS

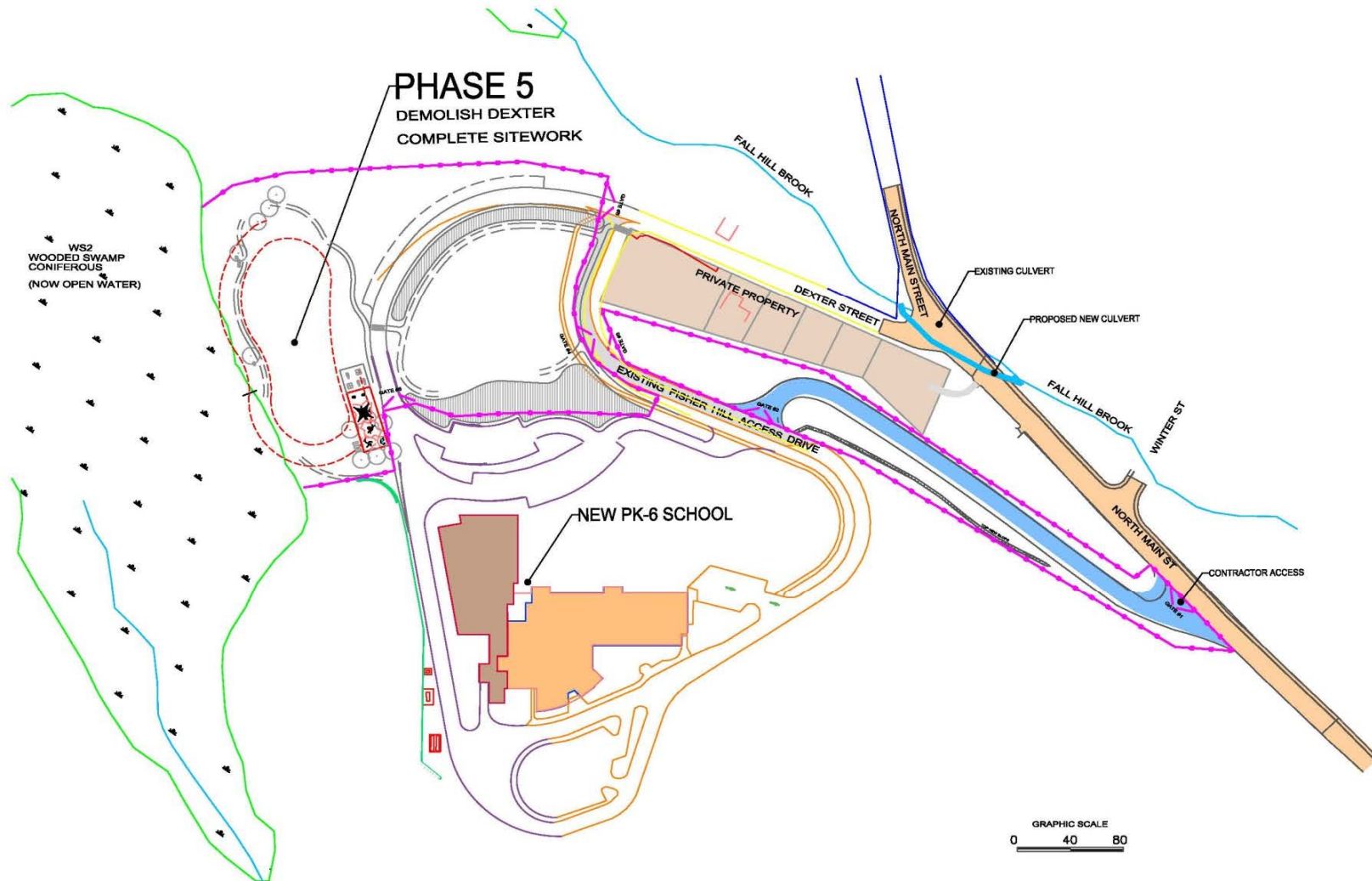




## SD ESTIMATE SCOPE | CONSTRUCTION : PHASE FOUR – RENOVATE EXISTING



## SD ESTIMATE SCOPE | CONSTRUCTION : PHASE FIVE – DEMO DEXTER, FINISH SITE



## SCHEMATIC DESIGN | **COST DATA**



## SCHEMATIC DESIGN | COST DATA

### Dexter Park Replacement – Construction Project Costs

**\$57,697,704 - Total Project Cost**

**\$45,730,728 – Construction Cost**

**\$34,620,720 – MSBA contribution (75% of construction cost)**

**\$23,076,984 – Town Share**

**\$-15,537,100 – Future Capital Cost Avoided (see table below)**


**\$7,539,884 – Actual Town Expenditure**

Future cost Avoided	Year	Value in 2021	Value in Future 3% esc. Per Yr	Notes
Dexter Structural Upgrades	2021	\$ 3,500,000	\$ 3,500,000	Current issue - estimates in progress Replace with permanent structure Deteriorating, must be done
Replace Dexter portable classrooms	2022	\$ 2,750,000	\$ 2,832,500	
Dexter hazardous material removal	2024	\$ 250,000	\$ 272,500	
Dexter heating/power upgrades	2024	\$ 3,200,000	\$ 3,488,000	
Fisher Hill Roof Replacement	2025	\$ 850,000	\$ 952,000	
Fisher Hill - Update HVAC system	2027	\$ 1,510,000	\$ 1,827,100	
Fisher Hill Window/Door Replacement	2030	\$ 1,350,000	\$ 1,755,000	
Fisher Hill Power / Lighting upgrades	2030	\$ 475,000	\$ 617,500	
Fisher Hill kitchen upgrades	2032	\$ 225,000	\$ 292,500	
Total		14,110,000	15,537,100	
Note: Most of this cost would not be MSBA reimbursable				
Note: Soft Costs (Architect & Engineering) not included in above. Usually 20% of construction costs				


#### First Year Impact of a Proposition 2 1/2 Debt Exclusion (estimated) - Average Home Value - \$153,500

Total Amount of Borrowing	Bond Rate	Term in Years	1st Yr. <del>Pmt</del>	Tax Rate	<del>Avg</del> Res Incr.	Per Month
23,076,984	2.50%	30	788,464	1.50	\$231.00	\$19.25

## SCHEMATIC DESIGN | COST DATA DETAIL – OPM AND DESIGNER

Town of Orange Dexter Park Elementary School			 Hill International
Project Budget	Estimated Budget	Scope Items Excluded or Otherwise Ineligible	Estimated Basis of MSBA Grant
<b>Feasibility Study Agreement</b>			
OPM Feasibility Study	\$207,000	\$0	\$207,000
A&E Feasibility Study	\$442,500	\$0	\$442,500
Environmental & Site	\$107,500	\$0	\$107,500
Other	\$118,000	\$0	\$118,000
<b>Feasibility Study Agreement Subtotal</b>	<b>\$875,000</b>	<b>\$0</b>	<b>\$875,000</b>
<b>Owner's Project Manager</b>			
Design Development	\$150,000	\$0	\$150,000
Construction Contract Documents	\$219,000	\$40,926	\$178,074
Bidding	\$35,000	\$0	\$35,000
Construction Contract Administration	\$985,000	\$34,499	\$950,501
Closeout	\$80,000	\$0	\$80,000
Extra Services	\$25,000	\$0	\$25,000
Reimbursable & Other Services	\$10,000	\$0	\$10,000
Cost Estimates	\$50,000	\$0	\$50,000
Advertising	\$2,000	\$0	\$2,000
Other Administrative Costs	\$30,000	\$0	\$30,000
<b>Owner's Project Manager Total</b>	<b>\$1,586,000</b>	<b>\$75,425</b>	<b>\$1,510,575</b>
<b>Architecture and Engineering</b>			
Design Development	\$875,000	\$0	\$875,000
Construction Contract Documents	\$1,815,000	\$117,184	\$1,697,816
Bidding	\$120,000	\$0	\$120,000
Construction Contract Administration	\$1,500,000	\$108,643	\$1,391,357
Closeout	\$46,400	\$0	\$46,400
Other Basic Services	\$0	\$0	\$0
Engineering, Printing, Survey, Haz Mat	\$535,000	\$0	\$535,000
<b>Architectural/Engineering Subtotal</b>	<b>\$4,891,400</b>	<b>\$225,827</b>	<b>\$4,665,573</b>

## SCHEMATIC DESIGN | COST DATA DETAIL – BUILDING

Town of Orange Dexter Park Elementary School			 Pillar Hill International
Project Budget	Estimated Budget	Scope Items Excluded or Otherwise Ineligible	Estimated Basis of MSBA Grant
<b>Construction Costs</b>			
Foundations	\$2,351,668		
Basement Construction	\$0		
Super Structure	\$3,111,335		
Exterior Closure	\$0		
Exterior Walls	\$1,636,727		
Exterior Windows	\$1,066,590		
Exterior Doors	\$195,500		
Roofing	\$1,445,005		
Interior Construction	\$3,784,932		
Staircases	\$133,500		
Interior Finishes	\$1,982,985		
Conveying Systems	\$170,000		
Plumbing	\$1,205,735		
HVAC	\$4,306,881		
Fire Protection	\$647,439		
Electrical	\$3,756,979		
Equipment	\$501,300		
Furnishings	\$100,080		
Existing Building Demolition	\$541,503	\$0	
In-Building Hazardous Material Abatement	\$300,000	\$0	
Asbestos Containing Floor Material Abatement	\$71,224	\$71,224	
Other Hazardous Material Abatement	\$100,000	\$50,000	



## SCHEMATIC DESIGN | COST DATA DETAIL – SITEWORK AND CONTRACTOR COST

<b>BUILDING SITEWORK</b>			
Site Preparation	\$1,345,948	\$0	
Site Improvements	\$2,480,081	\$0	
Site Civil / Mechanical Utilities	\$895,360	\$0	
Site Electrical Utilities	\$717,342	\$0	
Other Site Construction	\$822,196	\$822,196	
Site Cost over Allowance		\$3,326,999	
<b>Construction Trades Subtotal</b>	<b>\$33,670,310</b>	<b>\$4,270,419</b>	
Contingencies (Design and Pricing)	\$3,503,950	\$444,407	
Sub-Contractor Bonds	\$481,793	\$61,106	
D/B/B Insurance	\$761,426	\$96,572	
General Conditions	\$3,722,122	\$472,078	
D/B/B Overhead & Profit	\$1,298,824	\$164,730	
Escalation to Mid-Point of Construction	\$2,292,303	\$290,734	
Construction Cost over Funding Cap		\$6,896,704	
<b>Construction Budget</b>	<b>\$45,730,728</b>	<b>\$12,696,750</b>	<b>\$33,033,978</b>

## SCHEMATIC DESIGN | COST DATA – MICS. COSTS, FURNITURE AND TOTALS

Town of Orange Dexter Park Elementary School			<b>HILL</b> Hill International
Project Budget	Estimated Budget	Scope Items Excluded or Otherwise Ineligible	Estimated Basis of MSBA Grant
Miscellaneous Project Costs			
Utility costs, Testing, Moving	\$140,000	\$40,000	\$100,000
Furnishings and Equipment			
Furniture, Fixtures, and Equipment	\$624,000	\$0	\$624,000
Technology	\$624,000	\$0	\$624,000
<b>FF&amp;E Subtotal</b>	<b>\$1,388,000</b>	<b>\$40,000</b>	<b>\$1,348,000</b>
<b>Total Project Budget</b>	<b>\$54,481,128</b>	<b>\$13,048,003</b>	<b>\$41,433,125</b>

## SCHEMATIC DESIGN | COST DATA – CONTINGENCIES AND REIMBURSEMENT CALC'S

<b>Project Budget</b>	<b>\$54,481,128</b>	<b>\$13,048,003</b>	<b>\$41,433,125</b>	<b>\$33,146,500</b>
<b>Board Authorization</b>		80.00 Reimbursement Rate Before Incentive Points		
Design Enrollment	520	3.37 Total Incentive Points <sup>3</sup>		
Total Building Gross Floor Area (GSF)	97,115	80.00% MSBA Reimbursement Rate		
Total Project Budget (excluding Contingencies)	\$54,481,128	<p>NOTES</p> <p>This document was prepared by the MSBA based on a preliminary review of information and estimates provided by the Town of Orange for the Dexter Park Elementary School project. Based on this preliminary review, certain budget, cost and scope items have been determined to be ineligible for reimbursement, however, this document does not contain a final, exhaustive list of all budget, cost and scope items which may be ineligible for reimbursement by the MSBA. Nor is it intended to be a final determination of which budget, cost and scope items may be eligible for reimbursement by the MSBA. All project budget, cost and scope items shall be subject to review and audit by the Authority, and the Authority shall determine, in its sole discretion whether any such budget, cost and scope items are eligible for reimbursement. The MSBA may determine that certain additional budget, cost and scope items are ineligible for reimbursement.</p> <p>1 - The Estimated Basis of Total Facilities Grant and Estimated Maximum Facilities Grant amounts do not include any potentially eligible contingency funds and are subject to review and audit by the MSBA.</p> <p>2 - Pursuant to Section 3.20 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.</p> <p>3 - By statute, 80% is the Town's maximum reimbursement rate. Here, the Town's base reimbursement rate is 80.00% before applying any incentive points. Therefore, the Town is not eligible to receive any incentive points as the base reimbursement rate results in a maximum reimbursement rate of 80%.</p> <p>4 - Cost associated with the commissioning of ineligible square footage will result in the recovery of a portion of the overall commissioning cost. The MSBA has calculated this recovery of funds to be \$1,504. A total of \$1,504 has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.</p>		
Scope Items Excluded or Otherwise Ineligible	- \$13,048,003			
Third Party Funding (Ineligible)	- \$0			
Estimated Basis of Maximum Total Facilities Grant <sup>1</sup>	\$41,433,125			
Reimbursement Rate <sup>3</sup>	80.00%			
Est. Max. Total Facilities Grant (before recovery) <sup>1</sup>	\$33,146,500			
Cost Recovery <sup>4</sup>	- \$1,504			
Estimated Maximum Total Facilities Grant <sup>1</sup>	\$33,144,996			
Construction Contingency <sup>2</sup>	\$2,286,536			
Ineligible Construction Contingency <sup>2</sup>	\$1,371,921			
"Potentially Eligible" Construction Contingency <sup>2</sup>	\$914,615			
Owner's Contingency <sup>2</sup>	\$930,040			
Ineligible Owner's Contingency <sup>2</sup>	\$0			
"Potentially Eligible" Owner's Contingency <sup>2</sup>	\$930,040			
Total Potentially Eligible Contingency <sup>2</sup>	\$1,844,655			
Reimbursement Rate <sup>3</sup>	80.00%			
Potential Additional Contingency Grant Funds <sup>2</sup>	\$1,475,724			
Maximum Total Facilities Grant	\$34,620,720			
Total Project Budget	\$57,697,704			
Town Share	-\$23,076,984			



**VOTER INFORMATION | WORSENING EXISTING CONDITIONS**  
**CRUMBLING FLOOR STRUCTURE AT DEXTER PARK SCHOOL**



**CONCRETE HAS CONTINUED TO DETERIORATE AND REQUIRES REPLACEMENT.  
BUILDING INSPECTOR REQUIRING REPAIR IF BUILDING IS TO BE USED MORE  
THAN 2 YEARS. TEMPORARY REPAIRS MAY BE REQUIRED.**

## TOWN VOTE | **WHAT HAPPENS IF THE VOTE FOR THIS PROJECT FAILS?**

### Failed Vote

- The deteriorating structure at Dexter would have to be repaired before the next school year – Approx. 1 year duration.
  - Students would be relocated during repair. \$200,000 to \$600,000
  - Architect and engineers would have to design repair. \$700,000
  - Construction. \$3,500,000
  - Move students back into the still inadequate building. \$20,000
- The Town of Orange would likely be removed from consideration to receive funding for a new school project for a minimum of five years. During this time, inadequate existing facilities would continue to deteriorate.
- A new Feasibility Study would need to be conducted at the Town's expense – not reimbursable by the MSBA
- Capital expenses associated with maintaining existing school buildings would be funded solely by the Town (as opposed to being addressed as part of the new school project, and therefore reimbursable by the MSBA at ~80%)

## TOWN VOTE | WHAT HAPPENS IF THE VOTE FOR THIS PROJECT FAILS?

### FUTURE EXPENSES THE TOWN WILL HAVE TO RAISE TAXES TO FUND

Future Cost Avoided	Year	Value in 2021	Value in Future 3% esc. Per Yr	Notes
Dexter Structural Upgrades	2021	\$ 3,500,000	\$ 3,500,000	Current issue - estimates in progress
Replace Dexter portable classrooms	2022	\$ 2,750,000	\$ 2,832,500	Replace with permanent structure
Dexter hazardous material removal	2024	\$ 250,000	\$ 272,500	Deteriorating, must be done
Dexter heating/power upgrades	2024	\$ 3,200,000	\$ 3,488,000	
Fisher Hill Roof Replacement	2025	\$ 850,000	\$ 952,000	
Fisher Hill - Update HVAC system	2027	\$ 1,510,000	\$ 1,827,100	
Fisher Hill Window/Door Replacement	2030	\$ 1,350,000	\$ 1,755,000	
Fisher Hill Power / Lighting upgrades	2030	\$ 475,000	\$ 617,500	
Fisher Hill kitchen upgrades	2032	\$ 225,000	\$ 292,500	
Total		14,110,000	15,537,100	

Note: Most of this cost would not be MSBA reimbursable

Note: Soft Costs (Architect & Engineering) not included in above. Usually 20% of construction costs



# Questions & Comments