

PK-6 ELEMENTARY SCHOOL

ORANGE, MA

Amended with comments from the Public Forum

SELECTBOARD / FIN COM PRESENTATION

NOVEMBER 20, 2019

DEXTER PARK ELEMENTARY SCHOOL | THIS IS A COMMUNITY PROJECT

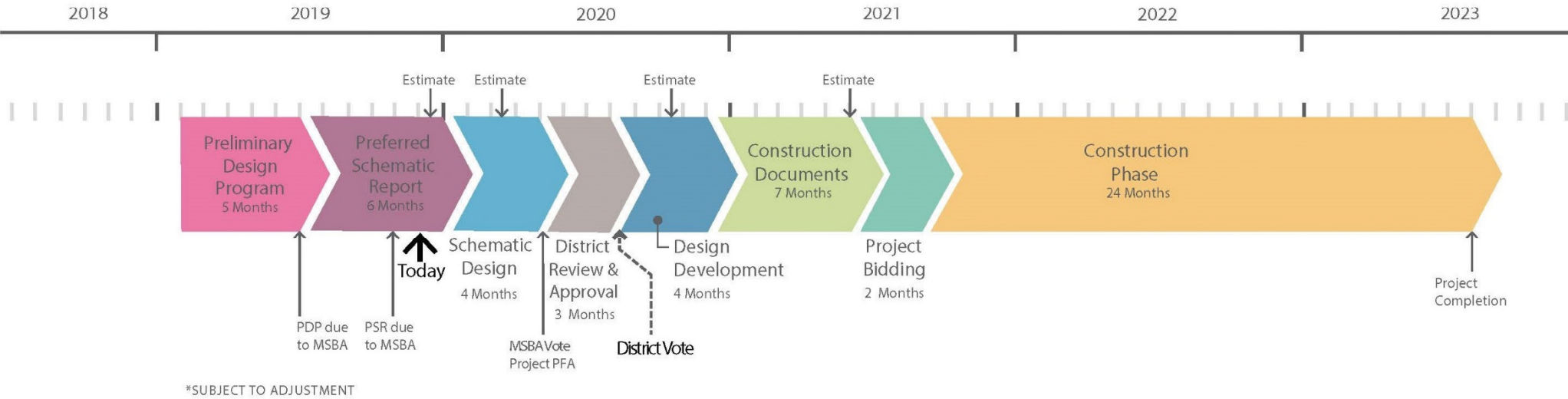
School Building Committee -Town of Orange	
Bruce Scherer	SBC Chair
Dianne Salcedo	OES School Committee Secretary
Alexandre Schwanz	OES School Committee Member
Tari Thomas	Superintendent of Schools
Christine Rodriguez	Executive Admin Assistant of Superintendent
Patricia Smith	RCM School Committee Member
Michelle Tontodonato	Director of Finance and Operations
Ryan Mailloux	Selectboard Member
Christopher Dodge	Dexter Park / Fisher Hill School Principal
Chrislyn Newton	Dexter Park School Teacher
Patti Byrnes	Educator - Special Education
George Hunt	Orange Finance Committee
Gabrielle Voelker	Orange Town Administrator
Sara Lyman	Community Member, Realtor
Josefa Scherer	Parent
Stephanie Conrod	School Committee Chair
Susan Apteker	Educator
Kate Cormier	Educator
Martin Goulet	Construction Manager, former Selectman
Paul Kalous	Project Director, former Architect
Matt Sturz	Project Manager, former Landscape Architect
Gene Raymond	Senior Architect
Dan Bradford	Project Architect

DEXTER PARK ELEMENTARY SCHOOL | WHERE WE ARE IN THE SCHEDULE

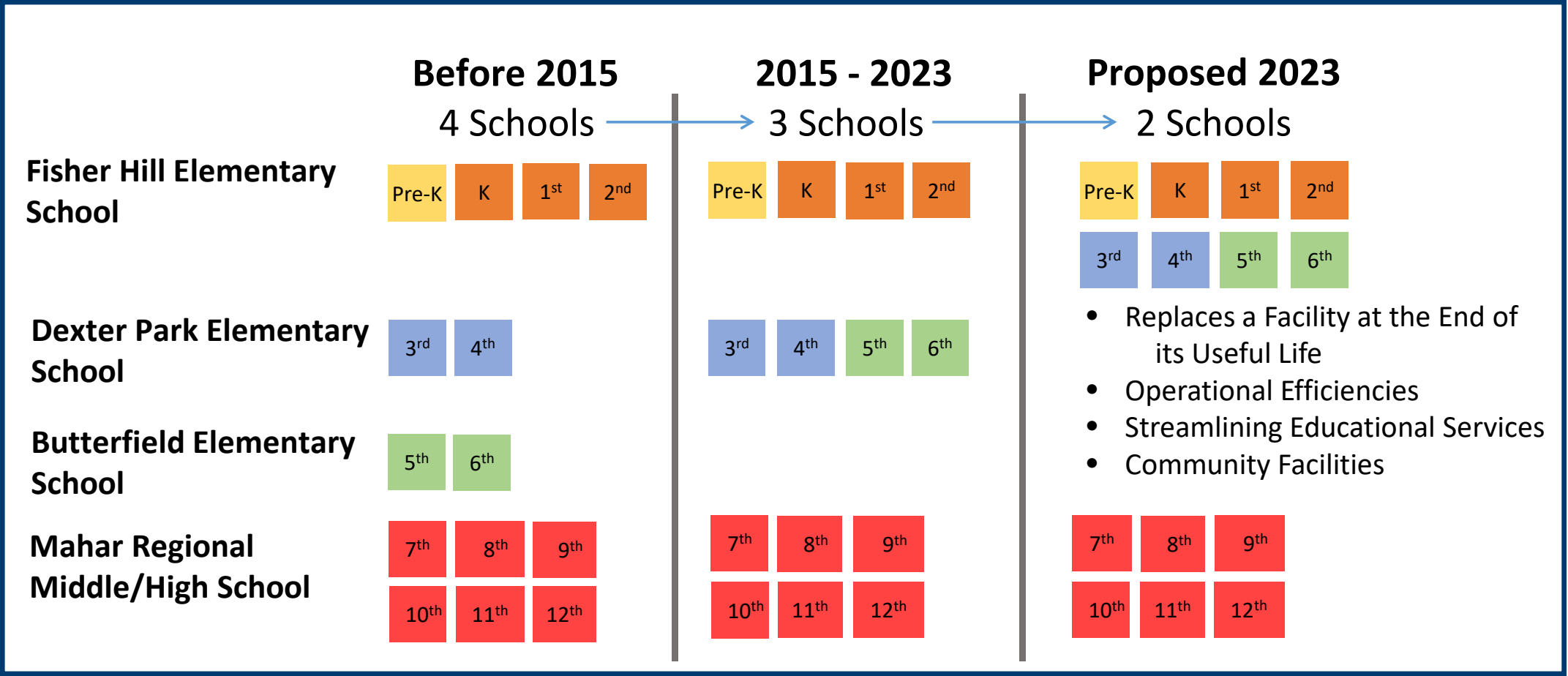
PROJECT TIMELINE

Dexter Park Elementary School

Overall Project Timeline



DEXTER PARK ELEMENTARY SCHOOL | CONSOLIDATION & GRADE RECONFIGURATIONS



DEXTER PARK ELEMENTARY SCHOOL | **ED PLAN SUMMARY**

- *Overview of the Overall & Special Programs*
- *Benefits of the Grade Reconfiguration & Consolidation*
- *Changes that Will Result from the New School, Including any Schedule Changes*
- *Adjacencies of Spaces*
- *Flexible and Multiple-Use Spaces*
- *Distribution of Special Education, including the Rationale for OT/PT on the Ground Floor*
- *Professional Development Measures that will be Provided for Teachers and Staff to Take Advantage of the New Facility*



DEXTER PARK ELEMENTARY SCHOOL | PROPOSED SITE LAYOUT – CIRCULATION & PLAY



- New Community Playfields
- New Exit Drive for Emergency Access
- Safer On-Site Circulation
- Segregated Parent, Bus, + Van Entrances and Queues
- Three Age-Appropriate Play Areas
 - Separate PK/K Playground
 - Primary School Playground
 - Upper Elementary School Playground
- North Deck with Views to Natural World
- South Courtyard for Gardening with Cafetorium/Kitchen Connection

DEXTER PARK ELEMENTARY SCHOOL | **WORKING THE SLOPE TO ADVANTAGE**



DEXTER PARK ELEMENTARY SCHOOL | PLAN ORGANIZATION

Admin/Health
Family Support
Center

Innovation
Hub

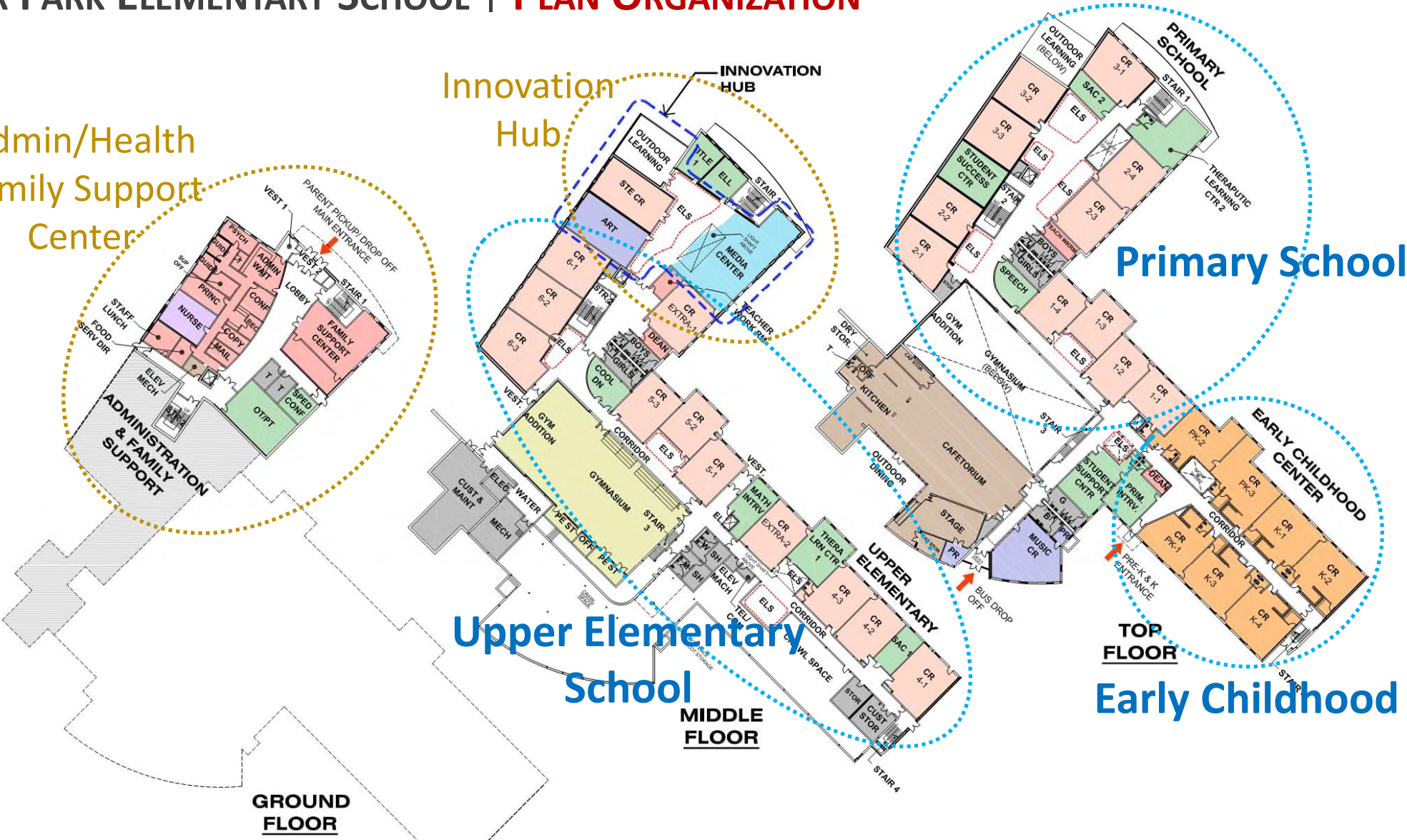
Primary School

Upper Elementary
School

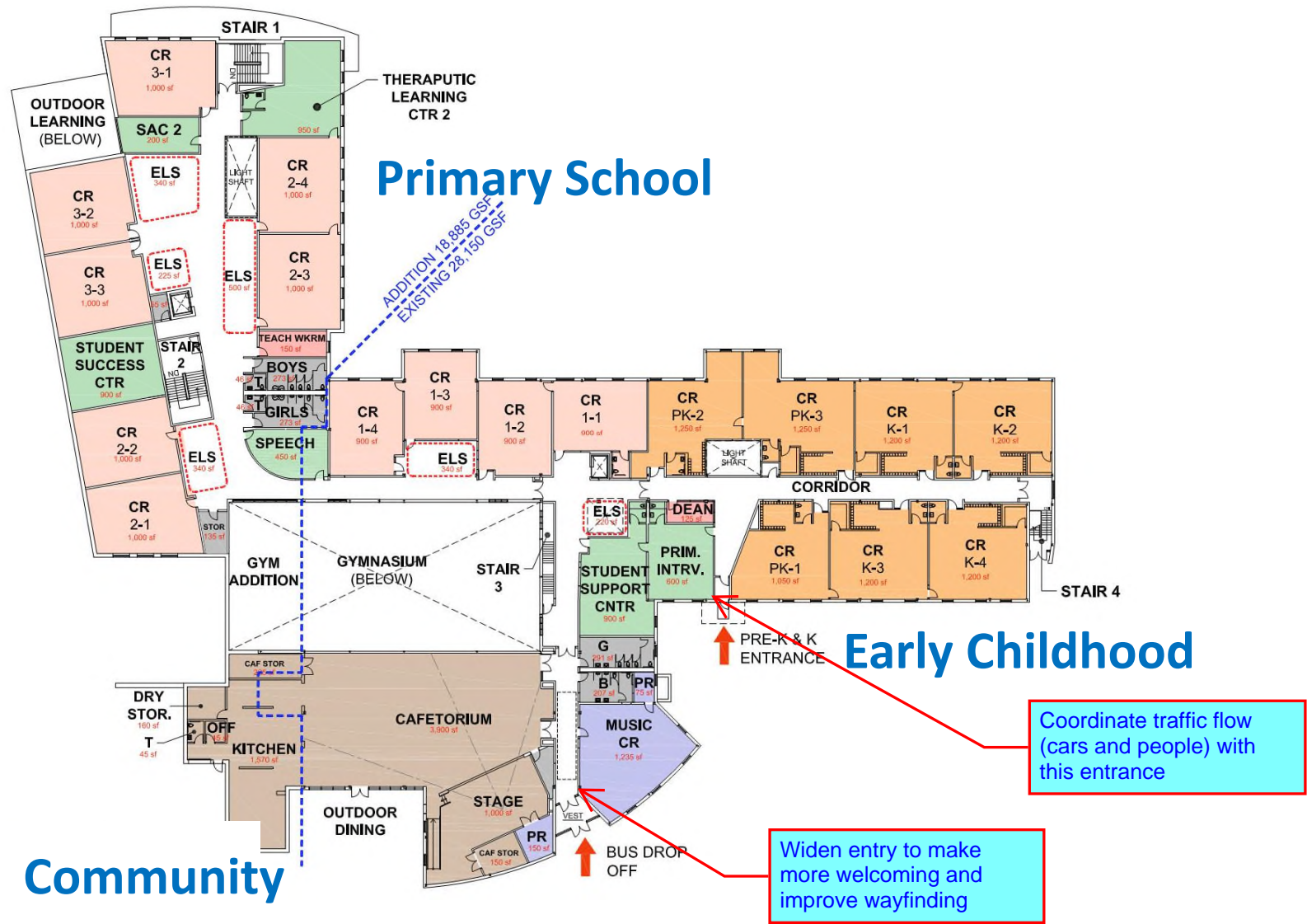
TOP FLOOR
Early Childhood

GROUND FLOOR

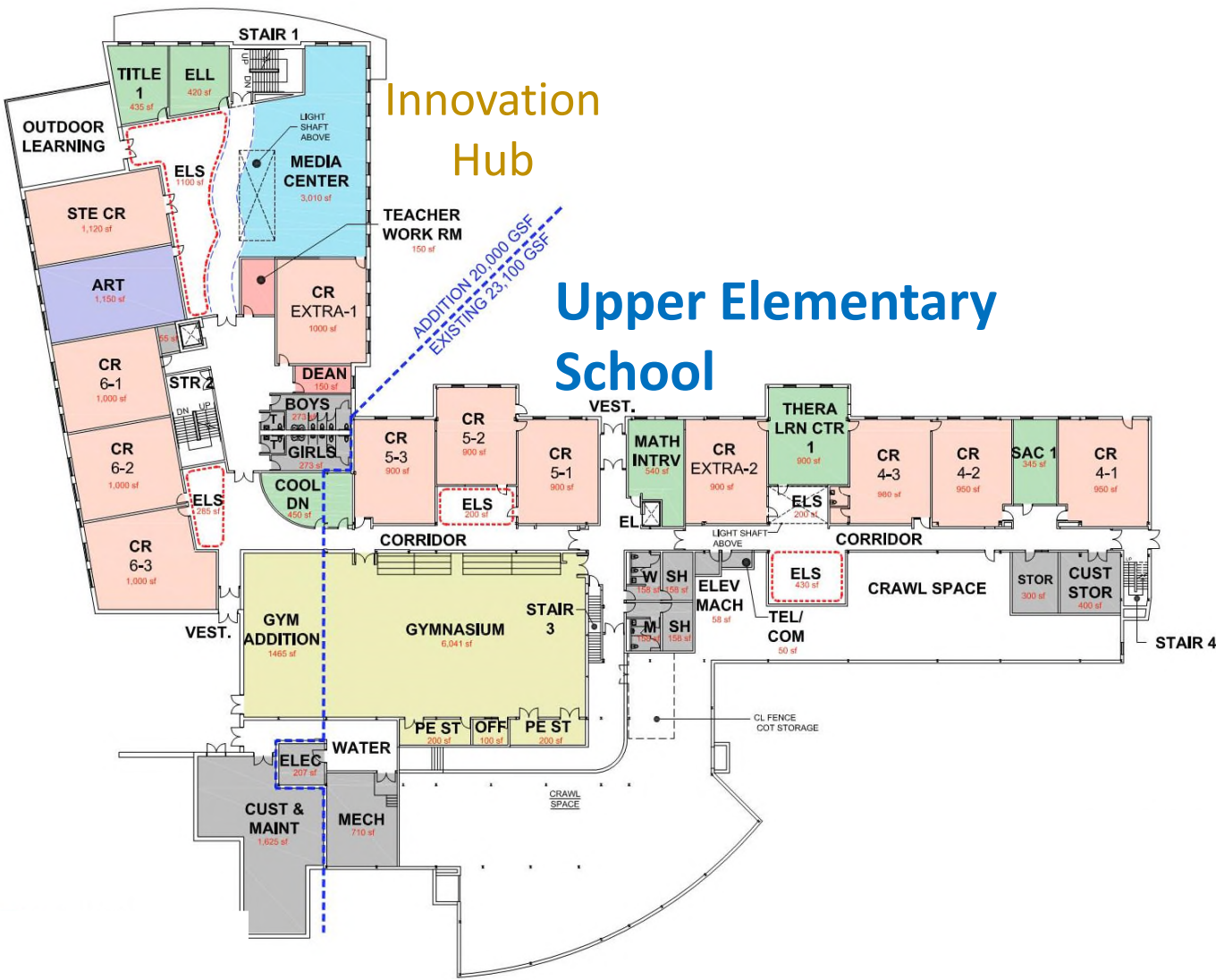
MIDDLE FLOOR



DEXTER PARK ELEMENTARY SCHOOL | UPPER FLOOR PLAN

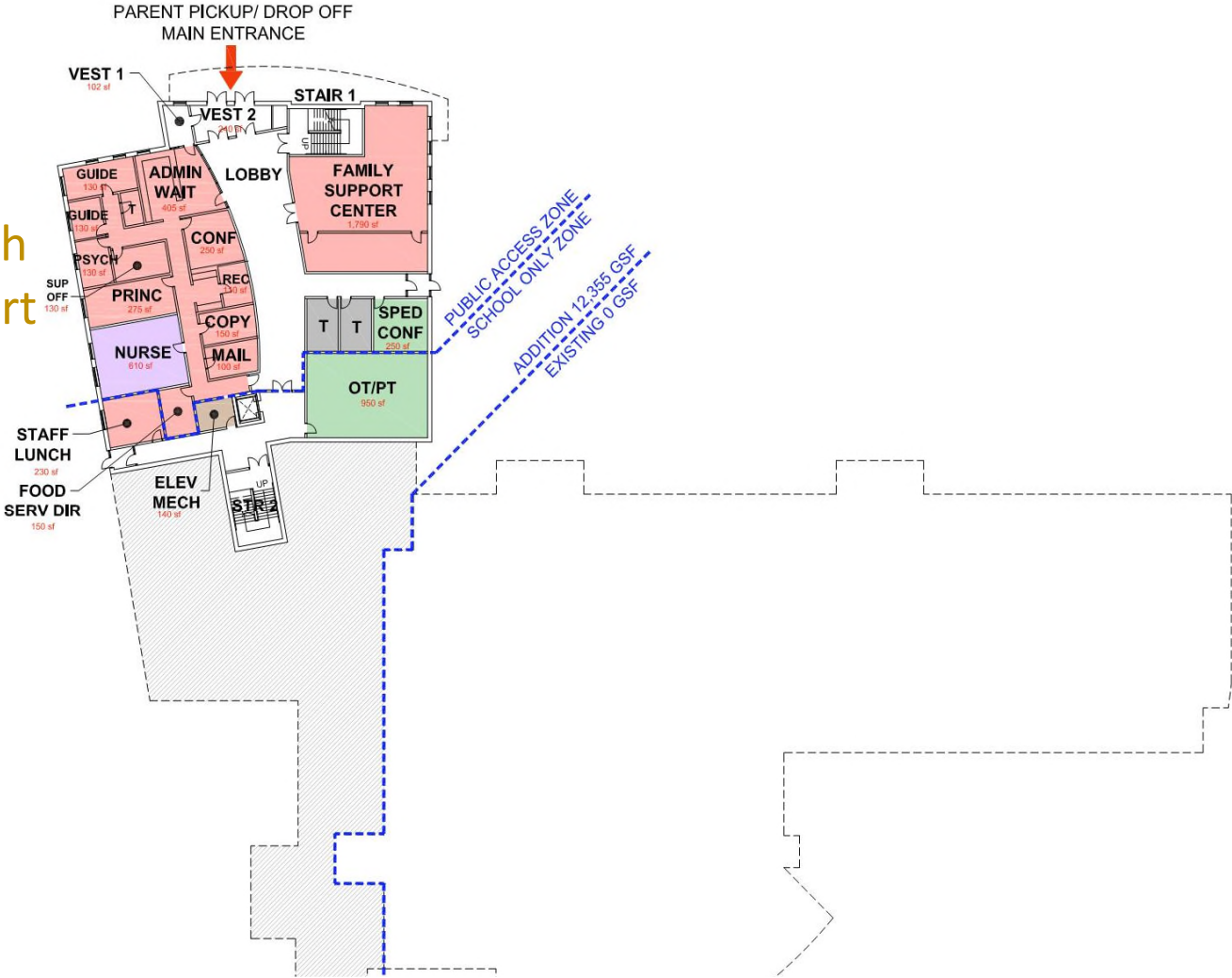


DEXTER PARK ELEMENTARY SCHOOL | MIDDLE FLOOR PLAN



DEXTER PARK ELEMENTARY SCHOOL | GROUND FLOOR PLAN

Admin/Health
Family Support
Center



DEXTER PARK PROJECT COST ESTIMATES







	PRELIMINARY JULY 2019	PRELIMINARY NOV 2019	SCHEMATIC DESIGN MAR 2020	DESIGN DEVELOPMENT OCT 2020	CONTRACT DOCUMENTS APRIL 2021
PROGRAM					
Enrollment	520	520			
Total Area Existing Building	50,305	51,155			
Total Area of New Construction	50,900	51,005			
Total Building Area	101,205	102,160			
Construction Start	Summer 2021	Summer 2021			
Construction Duration	2 Years	2 Years			
Completion	Summer 2023	Summer 2023			
ADMINISTRATION					
Legal Fees	\$ 10,000	\$ 10,000			
Owner's Project Manager	\$ 1,800,000	\$ 1,826,000			
Subtotal	\$ 1,810,000	\$ 1,836,000			
ARCHITECTURE & ENGINEERING					
Architect	\$ 5,000,000	\$ 5,050,000			
Printing	\$ 10,000	\$ 10,000			
Other Administrative Costs	\$ 50,000	\$ 50,000			
Hazardous Materials	\$ 150,000	\$ 175,000			
Geotech/GeoEnvironmental	\$ 200,000	\$ 250,000			
Site Survey/ Wetlands/traffic studies	\$ 65,000	\$ 65,000			
Subtotal	\$ 5,475,000	\$ 5,600,000			
DESIGN CONSTRUCTION COSTS ESTIMATES*					
Construction Incl. 4.5% Escalation	\$ 52,423,750	\$ 54,995,151			
Total Cost	\$ 52,423,750	\$ 54,995,151			
Cost per Square Foot	\$ 518.00	\$ 538.32	#DIV/0!	#DIV/0!	#DIV/0!
MISCELLANEOUS PROJECT COSTS					
Utility Company Fees	\$ 35,000	\$ 35,000			
Construction Testing	\$ 65,000	\$ 65,000			
Commissioning	MSBA	MSBA			
Other Project Costs - mailing moving	\$ 40,000	\$ 40,000			
Subtotal	\$ 140,000	\$ 140,000			
FURNISHINGS & EQUIPMENT					
Furnishings & equipment (FFE) Allowance	\$ 624,000	\$ 624,000			
Technology	\$ 624,000	\$ 624,000			
Subtotal	\$ 1,248,000	\$ 1,248,000	\$ -	\$ -	\$ -
OWNER'S CONTINGENCY					
Construction Cost x 5%	\$ 2,621,188	\$ 2,671,378	\$ -	\$ -	\$ -
Owners Contingency	\$ 1,048,475	\$ 1,019,000	\$ -	\$ -	\$ -
PROJECT BUDGET					
PROJECT TOTALS	\$ 64,766,413	\$ 67,509,529	\$ -	\$ -	\$ -
MSBA SHARE	\$ 44,397,642	\$ 48,059,944			
OWN SHARE	\$ 20,368,771	\$ 19,449,585			
or average home		\$ 239.00			

Incorrect formula noted here - Corrected

CORRECTED

DEXTER PARK ELEMENTARY SCHOOL - CONSTRUCTION & PROJECT COST CONTROL

<div>   <div>Massachusetts School Building Authority Providing Affordability, Sustainability and Efficient Schools for Local Communities</div>  </div> <div>Value Management Log</div> 										
A	B	C	D	E	F	G	H (F-G)	I	J	K
Item	VE/VM Item	Risks	Comments	Ball In Court	Estimated Value	Cost to implement	Net Savings	Status	Accepted Value	Rejected Value
Renovations										
01.										
02.	Remove access road		May require other access upgrades							
03.	Eliminate masonry removal of Fisher		Add cost for repointing, caulking							
04.	Simplify window replacement									
04.	Simplify window cladding									
05.	Do not replace lockers									
06.	Do not replace doors & hardware -		Add painting scope, selective hdwre replacement							
07.	Eliminate tile in bathrooms		Will add paint scope for epoxy							
08.	Use existing casework		May require repair or refinishing							
09.	Elim. new floor tile - bare concrete		Will add grinding and finishing cost							
10.	Do not add rubber flooring in stairs									
11.	Remove ceramic tile wainscot									
12.	Add sloped roof									
Additions										
22.	Do not add kitchen addition									
23.	Elim. Sunshades on new windows									
24.	Elim stair to roof + penthouse		Add for ladder							
25.	Elim stair rubber									
26.	Elim linoleum floors		Add for burnished concrete							
27.	Simplify retaining walls									
28.	Simplify plantings		Reduced maint.							

Questions & Comments