



# Pentucket School Building Project

Joint School Committee/Building Committee

*February 13, 2019*

## A. SD Submission Review

- Programming
- Design
- Cost

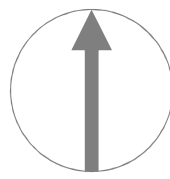
## B. SD Authorization Vote

**Objective:**

To authorize the submission  
of the Schematic Design

	PSR	SD	Ineligible	Eligible
CORE ACADEMIC SPACES	50,190	50,959		
SPECIAL EDUCATION	15,400	15,665		
ART & MUSIC	8,900	8,745	2,045 SF	
VOCATIONS & TECHNOLOGY	9,600	9,522		
HEALTH & PHYSICAL EDUCATION	24,600	24,600	2,996 SF	
MEDIA CENTER	5,931	5,931		
AUDITORIUM / DRAMA	9,324	9,324		
DINING & FOOD SERVICE	8,572	8,572		
MEDICAL	910	910		
ADMINISTRATION & GUIDANCE	4,508	4,508	336 SF	
CUSTODIAL & MAINTENANCE	2,349	2,349		
OTHER	0	0		
Total Building Net Floor Area (NFA)	140,284	141,085	5,377 SF X 1.5	
Total Building Gross Floor Area (GFA)	210,426	211,700	8,066 SF	203,634 SF























# Goals:

1. All Construction Costs are captured in estimate
2. Identify scope changes and potential VE opportunities
3. SD Estimate to be  $\leq$  PSR Estimate

# Process:

1. Designer prepares more detailed schematic level drawings
2. Additional site investigations performed (survey, geotechnical)
3. Agree on scope changes and VE opportunities
4. Two independent cost estimators reconcile estimates
5. Reconciled estimate included in MSBA 3011 form

# PSR

# SD

District Offices	Included	Scope Removed
Baseball Field	Not Included	Scope Added
Replace Main Water Line	Not Included	Scope Added
Additional Site Work	Not Included	Scope Added
Materials Selections	Included	Scope Reduced/Modified
Landscape/Hardscape	Included	Scope Reduced/Modified
Slab/Foundations	Included	Scope Modified
MS Boiler Buyout	Not Included	Scope Added



	PSR	SD
	Estimate	Estimate
Total Project	\$155.4 M	\$146.3 M
Groveland	\$ 969/year	\$ 745/year
Merrimac	\$ 1,005/year	\$ 734/year
West Newbury	\$ 989/year	\$ 755/year

Average Household Impact

**Current MSBA Grant\***      **\$ 53.1 M**

\* Maximum Facilities Grant based on eligible costs

# Cost Estimating Assumptions

1. All numbers reflect Millions unless otherwise noted.
2. Costs are escalated to midpoint of construction.
3. District share is calculated with MSBA 3011 form
4. Assumed borrowing is based on 30-yr term at 2.75% fixed and noncallable interest rate.
5. Tax impact based on town-specific contribution percentages.
6. Household tax impact based on average assessed home value by town:

Groveland	\$425,000
Merrimac	\$375,000
West Newbury	\$575,000
7. Variables that may affect household impact include :

-Changes to assessed value	-Changes to interest rates
-Student enrollment per town	-Changes Total Project Cost

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	Estimate	Estimate
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**MSBA Grant\***

**\$ 53.1 M**

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School Building Committee Vote  
to Authorize OPM to Submit SD

School Committee Vote to  
Authorize OPM to Submit SD

- February 20, 2019 – Submit SD to MSBA
- April 10, 2019 – MSBA Board Mtg.
  - Vote to approve the project and proceed into Module 5
- April 29<sup>th</sup> & May 6<sup>th</sup>, 2019 – Towns' Votes to Fund Project
- Spring 2020 – Bidding & Construction Start
- Fall 2022 – Occupancy of new building
- Fall 2023 – Site work completed

thank  
you