SOUTH SHORE
Technical High School
Hanover, Massachusetts

School Building Committee

December 14, 2023

LeftField

100 YEARS

DRA

Agenda

1. Public comment

2. Project Approvals:
   - Vote to Approve Meeting Minutes:
     - November 15, 2023 SBC Meeting Minutes
   - Vote to Approve LeftField Contract Amendment #2
   - Vote to Approve Invoices – LeftField and DRA Architects

2. Budget Update

3. Schedule Overview

4. Construction Delivery Method Review (Design/Bid/Build or Construction Manager at Risk)
   - Possible vote to select a Construction Delivery Method

5. Design Options
   - Review Building Design Options
   - Review Updated Site Design Options
   - Possible Vote on general configuration of the athletic fields and site layout

6. Adjourn

MEETING MINUTES

SUGGESTED VOTE:

Vote to approve meeting minutes from the November 15, 2023 SBC Meeting

OPM Contract Amendment #2

Scope Included:

- Project Cost Estimating Services through AM Fogarty:
  - PSR Phase Estimates: $9,000
  - SD Phase Estimates: $16,500
  - 10% LF Markup: $2,550

Timeline for Work:

- December 2024/January 2024
- May 2024/June 2024

Fee for Basic Services	Original Contract	Previous Amendments	Amount of This Amendment	After This Amendment
Feasibility Study/Schematic Design Phase:	$180,000.00	$ 220,000.00	$ 28,050.00	$ 428,050.00
Design Development Phase:	$ 0	$ 0	$ 0	$ 0
Construction Documents Phase:	$ 0	$ 0	$ 0	$ 0
Bidding Phase:	$ 0	$ 0	$ 0	$ 0
Construction Phase:	$ 0	$ 0	$ 0	$ 0
Completion Phase:	$ 0	$ 0	$ 0	$ 0
Total Fee	**$180,000.00**	**$ 220,000.00**	**$ 28,050.00**	**$ 428,050.00**

Invoices

- Project Invoices - **TOTAL $35,250.75**

INVOICES						
ProPay Code	**Invoice Date**	**Vendor**	**Invoice #**	**Budget Category**	**Description of Services**	**Invoice $**
0001-0000	11/30/23	LeftField, LLC	8	OPM – Feasibility Study/ Schematic Design	OPM Feasibility Study Services November 1 – November 31, 2023	$29,000.00
0002-0000	11/30/23	DRA	A1-2	A/E - Feasibility Study/ Schematic Design	Amendment #1 - Preliminary Geotech Study, ESA Phase 1	$4,677.75
0002-0000	11/30/23	DRA	A2-2	A/E - Feasibility Study/ Schematic Design	Amendment #2 – Hazmat Investigation, Report, Estimate	$1,573.00
					TOTAL:	**$35,250.75**

Total Project Budget Update

South Shore Regional Vocational Technical High School - Hanover, MA

Total Project Budget Status Report

ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend
	FEASIBILITY STUDY AGREEMENT								
0001-0000	OPM Feasibility Study/Schematic Design	$ 400,000	$28,050	$ 428,050	$ 428,050	100%	$ 198,000	46%	$ 230,050
0002-0000	A&E Feasibility Study/Schematic Design	$ 1,100,000		$ 1,100,000	$ 1,059,950	96%	$ 454,361	41%	$ 645,639
0003-0000	Environmental & Site	$ 300,000		$ 300,000	$ -	0%	$ -	0%	$ 300,000
0004-0000	Other	$ 200,000	$ (28,050)	$ 171,950	$ -	0%	$ -	0%	$ 171,950
	SUB-TOTAL	**$ 2,000,000**	**$ -**	**$ 2,000,000**	**$ 1,488,000**	**74%**	**$ 652,361**	**33%**	**$ 1,347,639**
	TOTAL PROJECT BUDGET	**$ 2,000,000**	**$ -**	**$ 2,000,000**	**$ 1,488,000**	**74%**	**$ 652,361**	**33%**	**$ 1,347,639**

FUNDING SOURCES	Max w/ Conting.	Max w/o Conting.
Maximum State Share	$ 1,112,600	$ 1,112,600
Local Share	$ 887,400	$ 887,400
SUB-TOTAL	**$ 2,000,000**	**$ 2,000,000**

Project Budget	Scope Items Excluded	Contingencies	Basis of Total Facilities Grant	Reimbursement Rate
$ 2,000,000	$ -	$ -	$ 2,000,000	55.63%

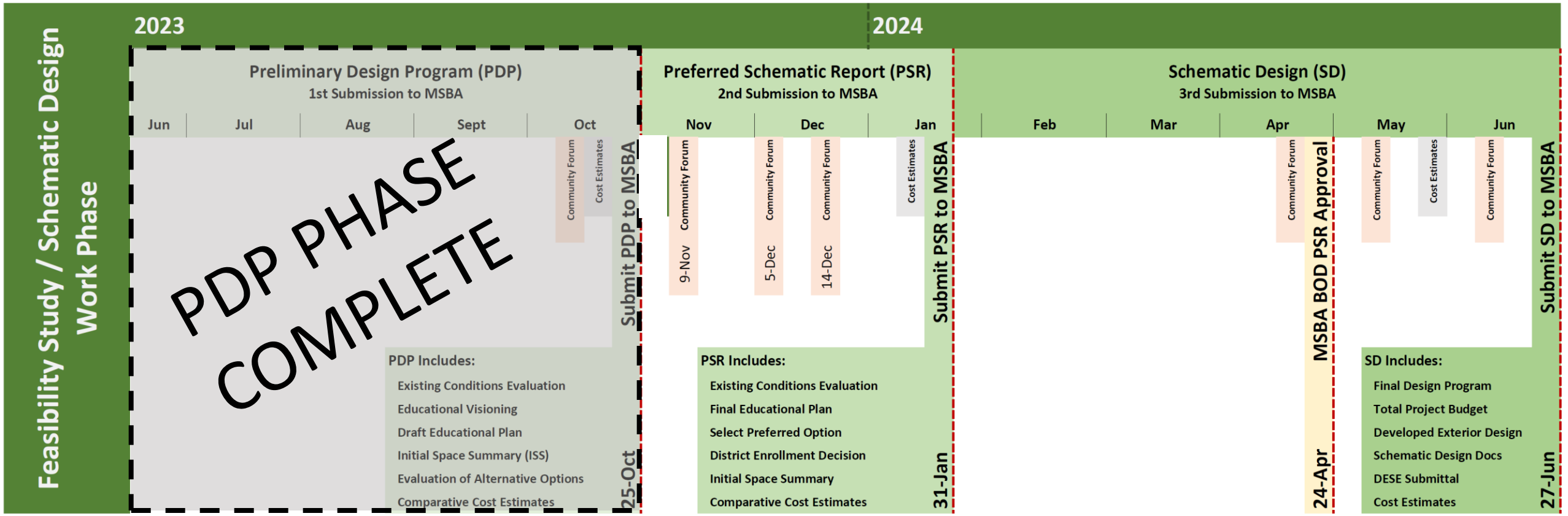
- All Contract Amendments have been committed against the original budget to indicate the remaining funds in each Budget Category
- All Invoices have been indicated in the Budget

Committed: 74%

Expended: 33%

- Uncommitted Funds: $512,000
- Anticipated Extra Services/ Reimbursables: $200,000
- Remaining Funds: $312,000

PROJECT TIMELINE
Milestones



LeftField

SOUTH SHORE VOCATIONAL TECHNICAL HIGH SCHOOL

100 YEARS DRA

CMR v. DBB PRESENTATION

CONSTRUCTION DELIVERY METHOD

Design-Bid-Build

(M.G.L. Chapter 149)

|

CM at Risk

(M.G.L. Chapter 149A)

LeftField

December 14, 2023

CMR v. DBB PRESENTATION
CONSTRUCTION DELIVERY METHOD

GENERAL PROJECT RISKS REGARDLESS OF DELIVERY METHOD USED

- Unforeseen building or site conditions
- Incomplete architectural documents
- Poor sub-contractor performance
- Subcontractor or Trade contractor failures
- Working on and around occupied facilities
- Complex site logistics
- Adversarial team environment
- Inadequate staffing or general requirements
- Potential bid protests

CMR v. DBB PRESENTATION
CONSTRUCTION DELIVERY METHOD

HOW THE CM-R CAN HELP MITIGATE PROJECT RISK

- Opportunity to pre-qualify CM-R's and more specifically their teams
- Pre-construction services to address project risks
- Confirm existing conditions and provide exploratory services
- Design-to-budget process with team members
- Open book accounting
- Constructability reviews to fill in gaps in project design and detailing
- They participate in sub-contractor pre-qualification process
- Robust and comprehensive bid packages
- Options to "fast track"' trades

CMR v. DBB PRESENTATION
CONSTRUCTION DELIVERY METHOD

PRE-CONSTRUCTION

CM-R

- Provides services such as cost estimating, cost saving suggestions and advice on items such as logistics, scope assignment, schedule and constructability based on real life input
- Provides input if cost estimates come in high at any point during design – CM-R works with team to develop value engineering list for pricing and consideration
- The above services is paid via a pre-construction fee. It's not free. However, the fee is typically nominal compared to the overall cost of the work.

Design-Bid-Build

- No input from the GC during the design phase

CMR v. DBB PRESENTATION
CONSTRUCTION DELIVERY METHOD

SCHEDULE / EARLY RELEASE – FAST TRACK

CM-R

- Ability to fast track the design/construction process via early release packages. Depending on the planned start, duration and completion of construction, this ability to fast track should be considered an “option” and not a “given”
- The advantage to fast track is that construction can commence early which can have certain benefits based on time and can hedge against potential cost inflations in the industry. The disadvantage is that the documents are subject to coordination issues and work commences without cost certainty. It is important to thoughtfully select bid packages that can stand alone and are easy to pull out of the overall project scope.

Design-Bid-Build

- Construction commences after bidding period and documents are complete
- Drawings are theoretically fully detailed and complete
- Due to the documents being complete, costs are certain at the time of bid opening

CMR v. DBB PRESENTATION
CONSTRUCTION DELIVERY METHOD

COST AND ACCOUNTING

CM-R

- CM includes contingency within the GMP to cover work reasonably non-inferable from the design documents. The CM contingency is transparent and use of the contingency is owner controlled
- The Owner and project team interacts with the CM to establish the GMP. However, please note that once the CM is selected at the pre-construction phase, there is a level of confidence between the Owner and CM that a mutually acceptable GMP can be reached
- Profit (or fee) and general conditions are fixed. Open book accounting is performed and any unused funds in project requirements, allowances, scope holds and CM contingency is returned to the owner
- Monthly requisition process has more detailed paperwork

Design-Bid-Build

- The GC cost of the work is highly competitive and will likely yield a lower cost up front than CM-R. However, please note that GC's objective is to maximize their profit margin
- There is no "open book" accounting. The GC's contingency is not transparent
- Monthly requisition process is simplified

CMR v. DBB PRESENTATION
CONSTRUCTION DELIVERY METHOD

CHANGE ORDERS AND RFI'S

CM-R

- There will be change orders. It has been our experience that the CO process isn't done in a "pass through" manner, the OPM, Designer, and Owner are involved in the process.
- There will be RFI's
- GMP covers work not necessarily in the documents but reasonably inferable. Thus ability for the CM to absorb costs that would otherwise be a change order

Design-Bid-Build

- There will be change orders
- There will be RFI's
- Due to the highly competitive nature of the lump sum bid process, change order work is pursued as "cost opportunities". Any mistakes in the bidding assumptions are typically issued as CO's

CMR v. DBB PRESENTATION
CONSTRUCTION DELIVERY METHOD

ADDITIONAL FACTORS

CM-R

- Needs to be approved by the Inspector General
- Tends to foster a team approach
- Currently is the preferred method for DCAMM projects over $10mm
- Preferred method for other state agencies such as UMass Amherst, UMBA, and the MSCBA
- Tends to be utilized for complicated, phased or renovation projects

Design-Bid-Build

- Roles and responsibilities of the team are very clear
- Tends to be utilized on well defined, clear projects that don't have schedule constraints, occupied buildings and/or complicated phasing

CMR v. DBB PRESENTATION

CONSTRUCTION DELIVERY METHOD

DCAMM APPLIED SINGLE PROJECT LIMIT

As part of the DCAMM certification process, DCAMM only allows bidders to bid on projects of a certain size, based on their historic capacity to perform.

Assuming a Total Construction Cost range of $275M - $294M, the following firms are certified to bid on this size of a project:

- 13 total firms
- 2 DBB only firms
- 11 CMR firms
- CMR firms can also bid DBB projects

**Names in bold are CM-R Firms*

Company Name	Address	Single Project Limit
Clark Construction Group, LLC	Bethesda, MD	$750M
Consigli Construction Co., Inc.	Milford, MA	$414M
Dimeo Construction Company	Providence, RI	$415M
Gilbane Building Company	Boston, MA	$537M
J.F. White Contracting Company	Framingham, MA	$432M
LiRo Program and Construction Management, PE P.C.	Syosset, NY	$414M
Shawmut Design and Construction	Boston, MA	$367M
Skanska USA Building Inc.	Boston, MA	$415M
Suffolk Construction Company, Inc.	Boston, MA	$1B
The Whiting-Turner Contracting Company	Springfield, MA	$317M
Tishman Construction Corporation	Boston, MA	$500M
Turner Construction Company	Boston, MA	$826M
Walsh Construction Company	Chicago, IL	$342M

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CMR v. DBB PRESENTATION

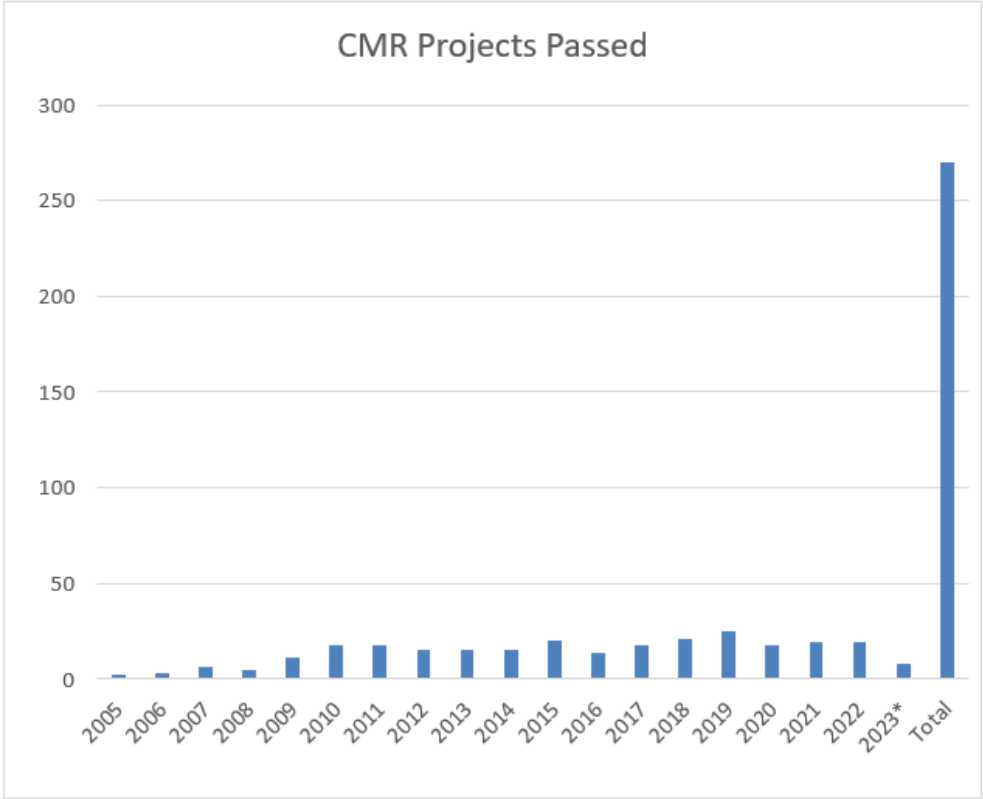
CONSTRUCTION DELIVERY METHOD

Massachusetts Office of the Inspector General

Construction Manager at-Risk Project List (non-exempt entities)

Year	CMR Projects Passed
2005	2
2006	3
2007	6
2008	5
2009	11
2010	18
2011	18
2012	15
2013	15
2014	15
2015	20
2016	14
2017	18
2018	21
2019	25
2020	18
2021	19
2022	19
2023*	8
Total	270

** Through June of 2023.*



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December 14, 2023

CM-R PROCUREMENT – TIMELINE

Inspector General Application Timeline

	Event	Task
Day 1	Awarding Authority Submits Application to Proceed (by mail) to: Office of the Inspector General One Ashburton Place, Room 1311 Boston, MA 02108	• Date and time stamp application
Day 1 – 15	1. OIG reviews application in a timely manner. 2. OIG contacts applicant acknowledging receipt of the application	• Review application
Day 1-60	1. OIG determines whether additional information is necessary and if so, requests awarding authority to send information 2. OIG reviews application to determine whether awarding authority meets requirements and will be issued a Notice to Proceed 3. OIG sends Notice to Proceed or Denial of Notice to Proceed	• Verify information • Request more information, if necessary • Analyze credentials based on evaluation criteria; • Complete review and issue determination

CMR v. DBB PRESENTATION
CONSTRUCTION DELIVERY METHOD

SST TIMELINE FOR CM-R PROCUREMENT

- 12/14/23 - SST SBC approves CM-R Method
- 12/31/23 - LeftField submits application to OIG
- January – Solicit and Review Qualifications Packages
- February – Invite qualified CM-Rs to submit Proposals
- March – Host Interviews
- Mid-March – Select a CM-R
- April – CM-R on board, working with team on logistics, schedule, and reviewing documents
- May – CM-R prepares project estimate (along with DRA and LF estimators)

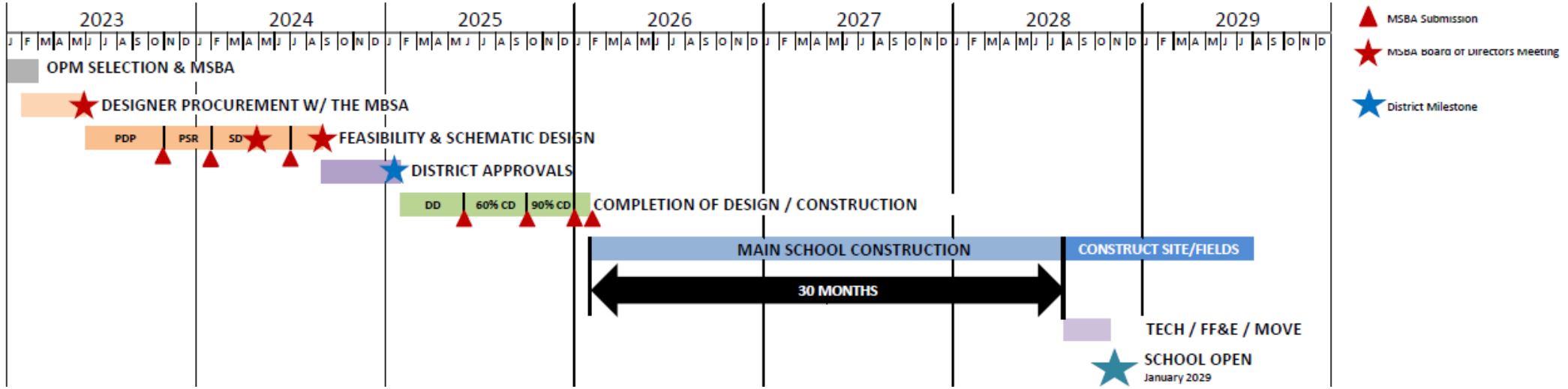
SST AVAILABLE FUNDS

- Uncommitted Funds Sufficient
- $312,000 Feasibility Study Contingency
- Expected CM-R Feasibility Pre-Con Fee range: $50,000 to $70,000

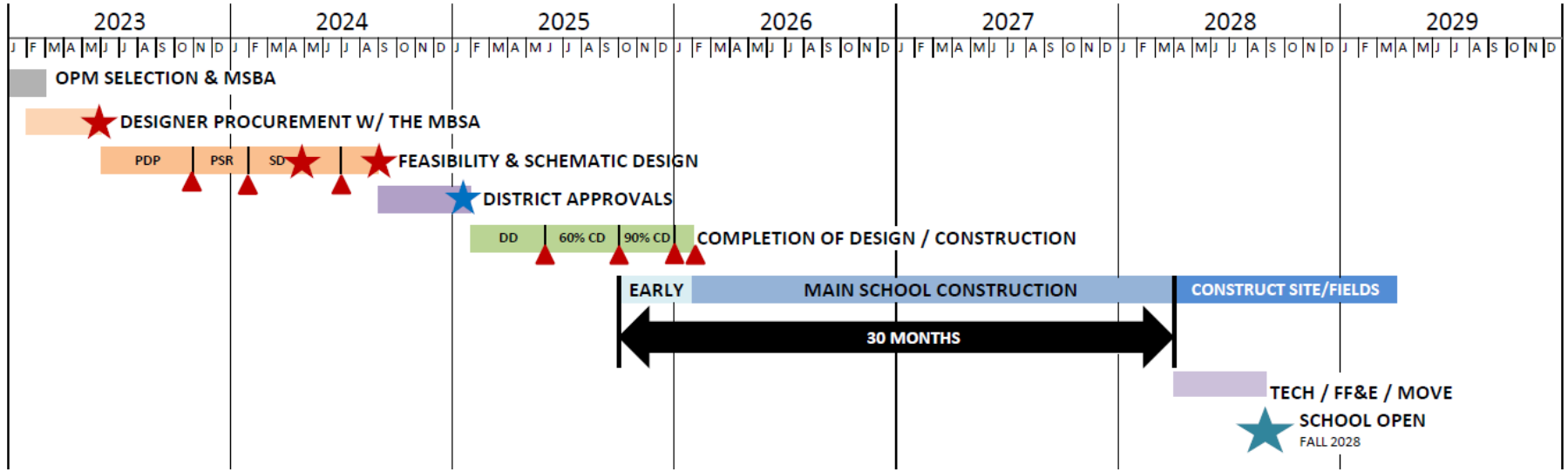
CMR v. DBB PRESENTATION

CONSTRUCTION DELIVERY METHOD

New Construction Options
Design Bid Build



New Construction Options
CM at-Risk



CMR v. DBB PRESENTATION

CONSTRUCTION DELIVERY METHOD

SUGGESTED VOTE:

SBC would like to proceed with a Construction Manager at-Risk procurement method and approve LeftField to proceed with submitting the application to the Inspector General's Office

OR

SBC would like to proceed with Design Bid Build procurement method

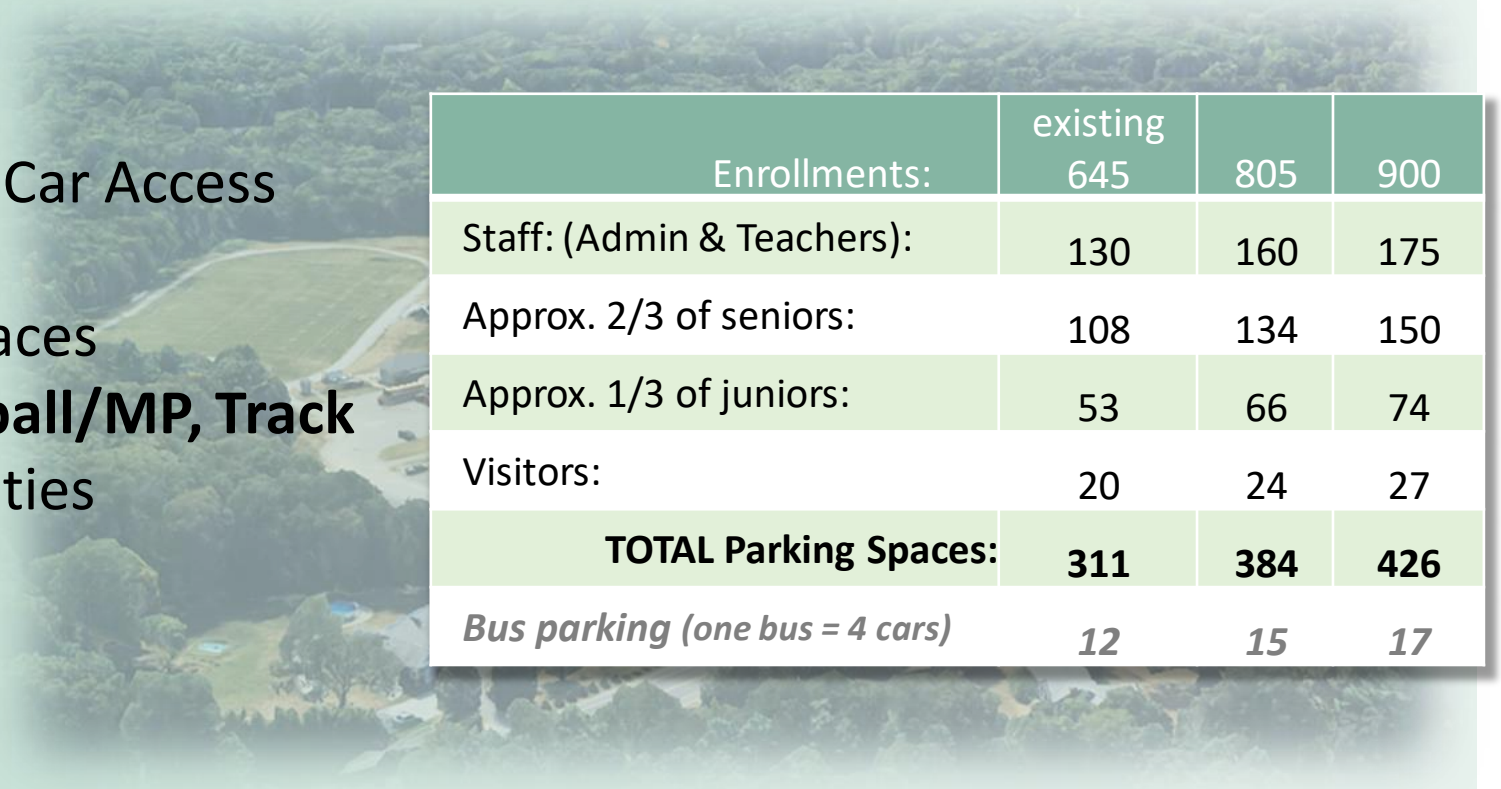
December 14, 2023

Status Updates

Site Development Requirements

Key issues

- Vehicular Circulation, Bus & Car Access
- Parking requirements
- Athletic Fields & support spaces
  - **Softball, Baseball, Football/MP, Track**
- Outdoor Learning opportunities
- Utilities
- Outbuildings
- Adjacent Property



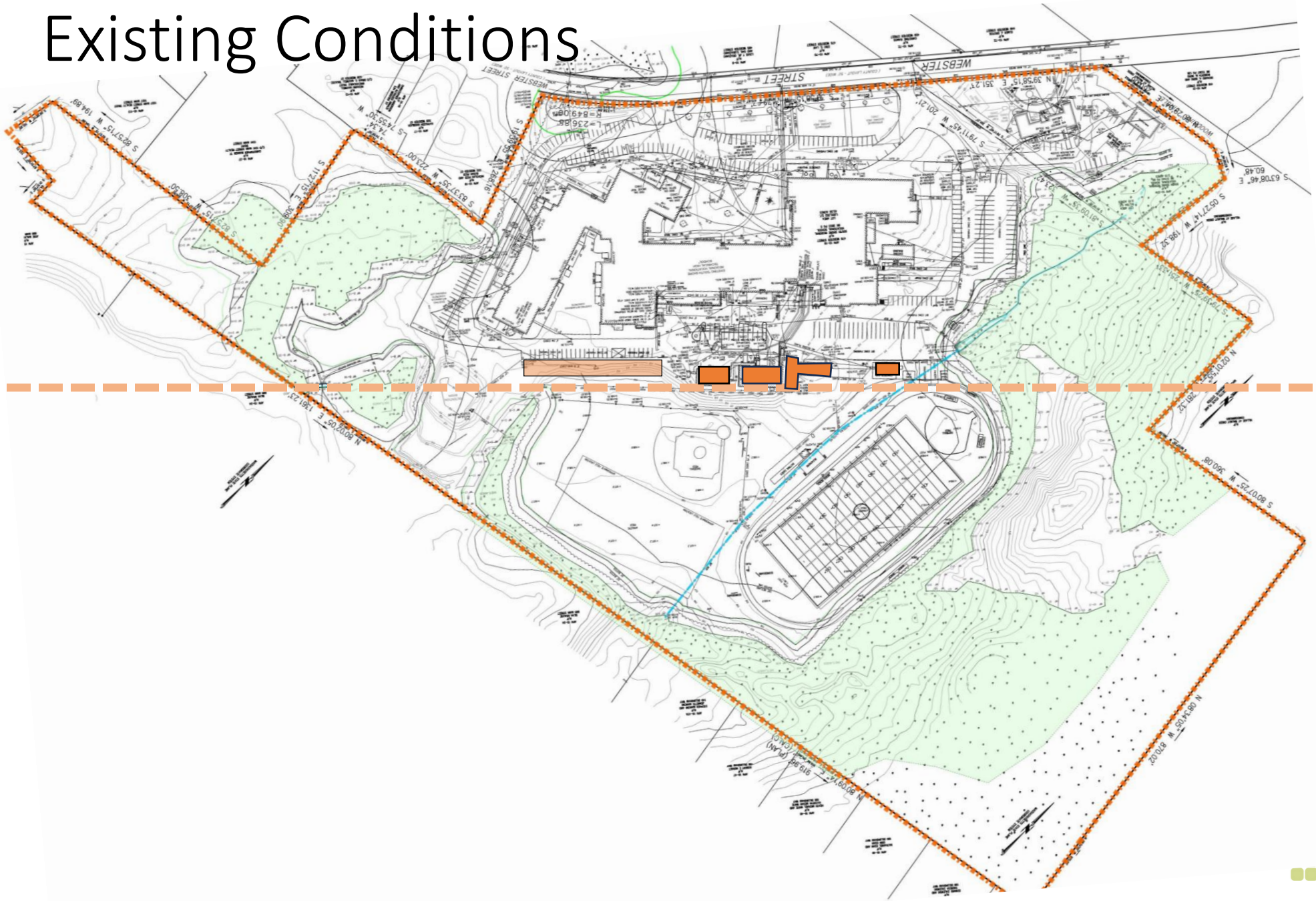
Enrollments:	existing 645	805	900
Staff: (Admin & Teachers):	130	160	175
Approx. 2/3 of seniors:	108	134	150
Approx. 1/3 of juniors:	53	66	74
Visitors:	20	24	27
TOTAL Parking Spaces:	**311**	**384**	**426**
***Bus parking** (one bus = 4 cars)*	***12***	***15***	***17***

Preliminary Options

Site Options

- Options 1 - 5

Existing Conditions



EXISTING SITE

LEGEND

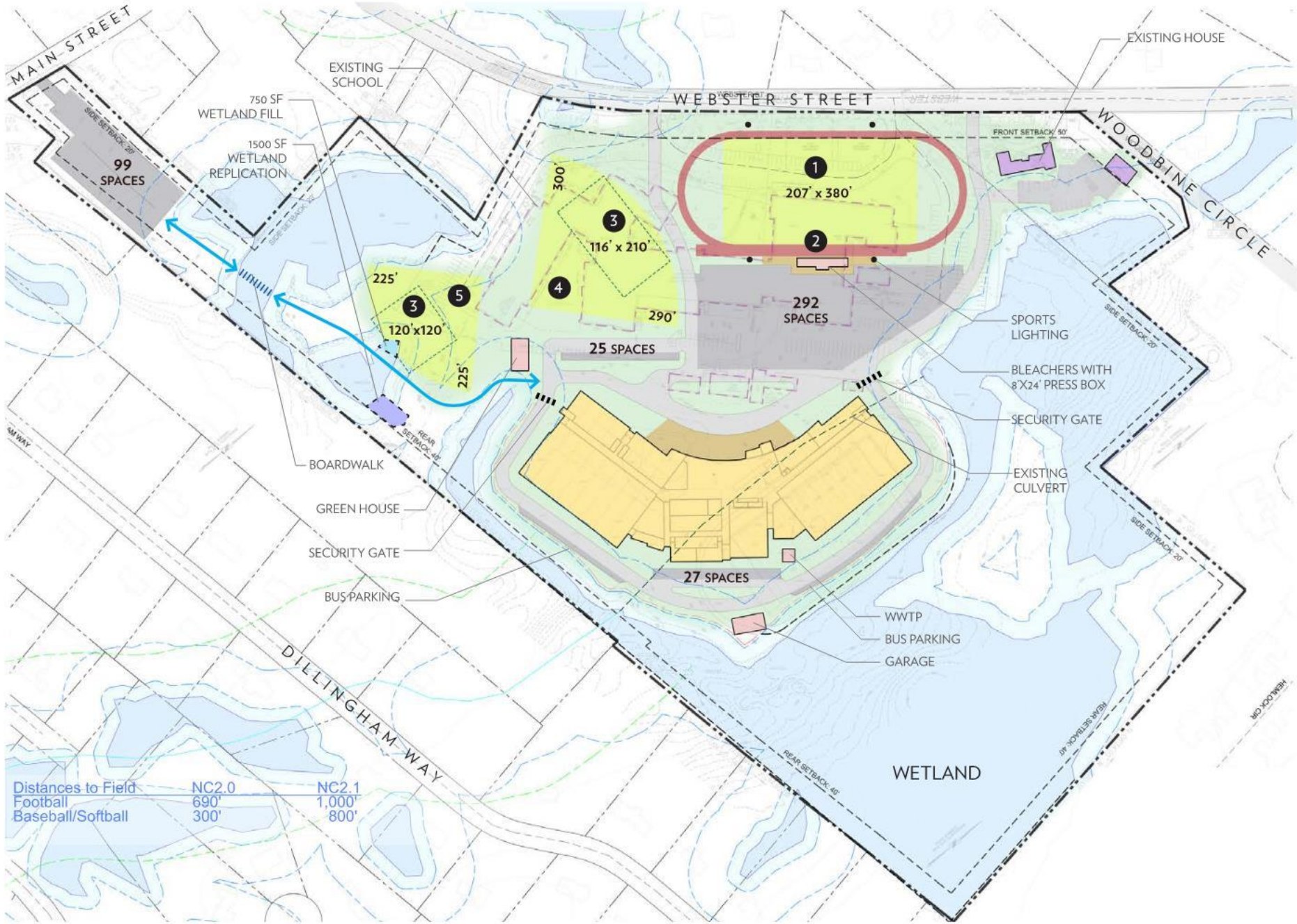
- EXISTING STRUCTURES
- ATHLETICS
- WETLAND
- 35' WETLAND BUFFER
- SECURITY GATE
- 1 MULTI-PURPOSE FIELD
- 2 RUNNING TRACK
- 3 SOFTBALL
- 4 BASEBALL
- 5 PRACTICE FIELD

TOTAL EXISTING PARKING:
304 SPACES & 15 BUS SPACES (SCHOOL)
20 SPACES (HOUSE)

0 50' 150' 300'

N

OPTION 1



LEGEND

- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- NEW SCHOOL
- ATHLETICS
- ENTRY PLAZA
- WETLAND
- 35' WETLAND BUFFER
- SECURITY GATE
- 1 SYNTHETIC TURF MULTI-PURPOSE FIELD
- 2 RUNNING TRACK
- 3 PRACTICE FIELD
- 4 BASEBALL
- 5 SOFTBALL

TOTAL PARKING:
EXISTING: 304 SPACES
& 15 BUS SPACES

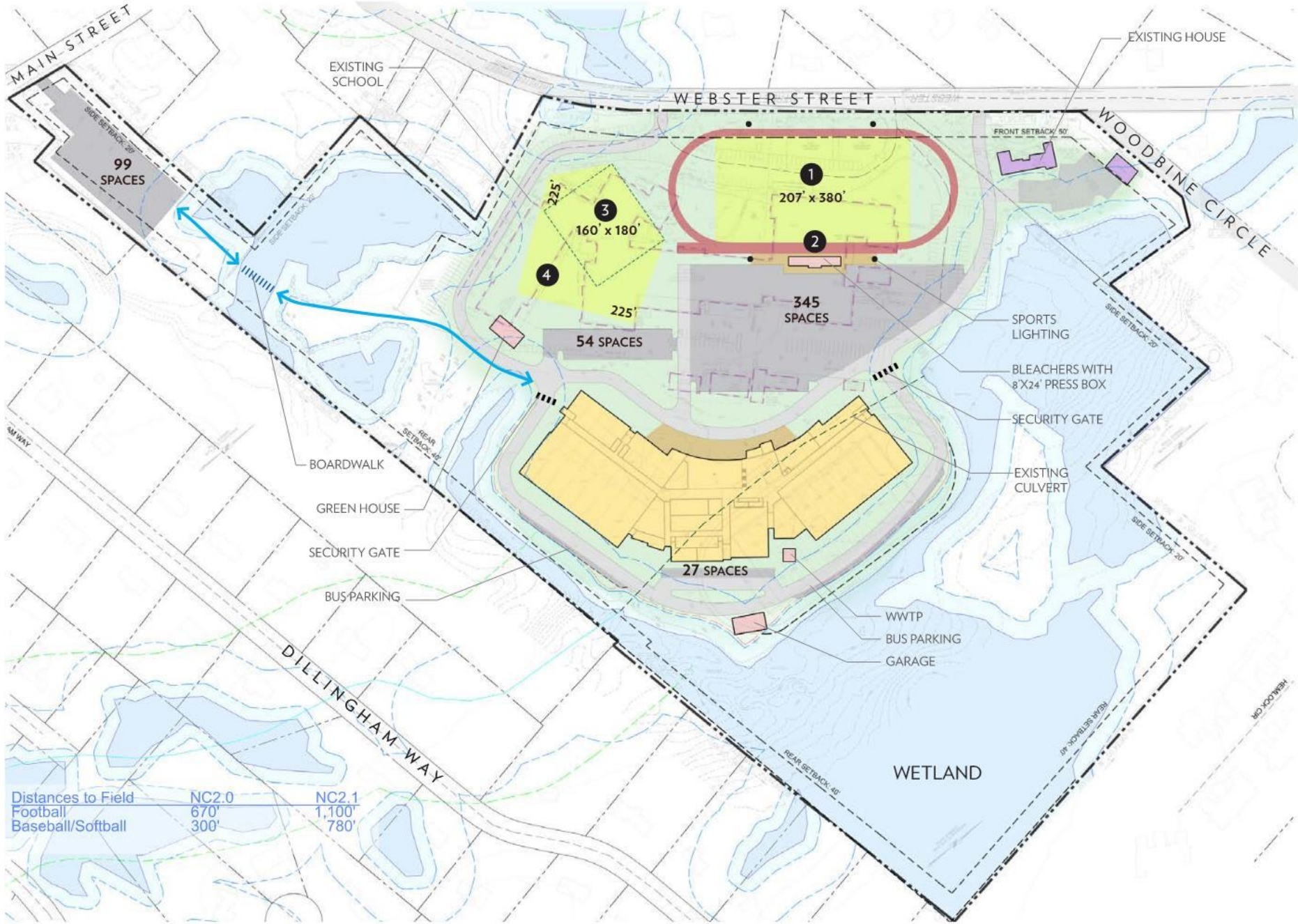
PROPOSED: 344 SPACES (9'x18')
TARGET: 426 SPACES

ADDITIONAL:
99 SPACES (MAIN ST.)
20 SPACES (EX. HOUSE)

0 50' 150' 300'

N

OPTION 2



LEGEND

- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- NEW SCHOOL
- ATHLETICS
- ENTRY PLAZA
- WETLAND
- 35' WETLAND BUFFER
- SECURITY GATE
- 1 SYNTHETIC TURF MULTI-PURPOSE FIELD
- 2 RUNNING TRACK
- 3 PRACTICE FIELD
- 4 SOFTBALL

TOTAL PARKING:
EXISTING: 304 SPACES
& 15 BUS SPACES

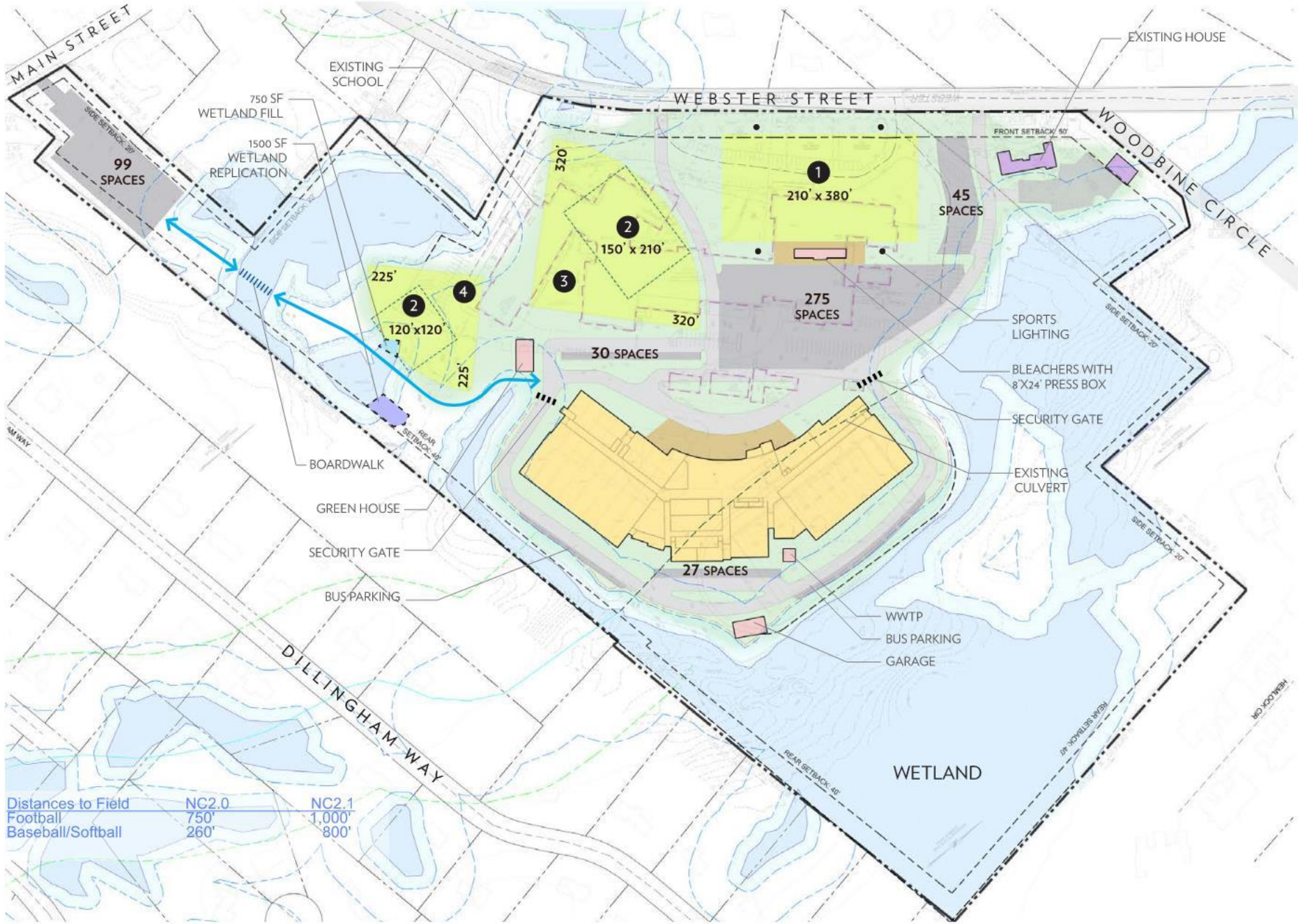
PROPOSED: 426 SPACES (9'x18')
TARGET: 426 SPACES

ADDITIONAL:
99 SPACES (MAIN ST.)
20 SPACES (EX. HOUSE)

0 50' 150' 300'

N

OPTION 3



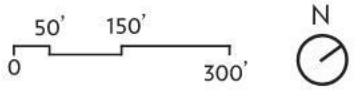
LEGEND

- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- NEW SCHOOL
- ATHLETICS
- ENTRY PLAZA
- WETLAND
- 35' WETLAND BUFFER
- SECURITY GATE
- 1 SYNTHETIC TURF MULTI-PURPOSE FIELD
- 2 PRACTICE FIELD
- 3 BASEBALL
- 4 SOFTBALL

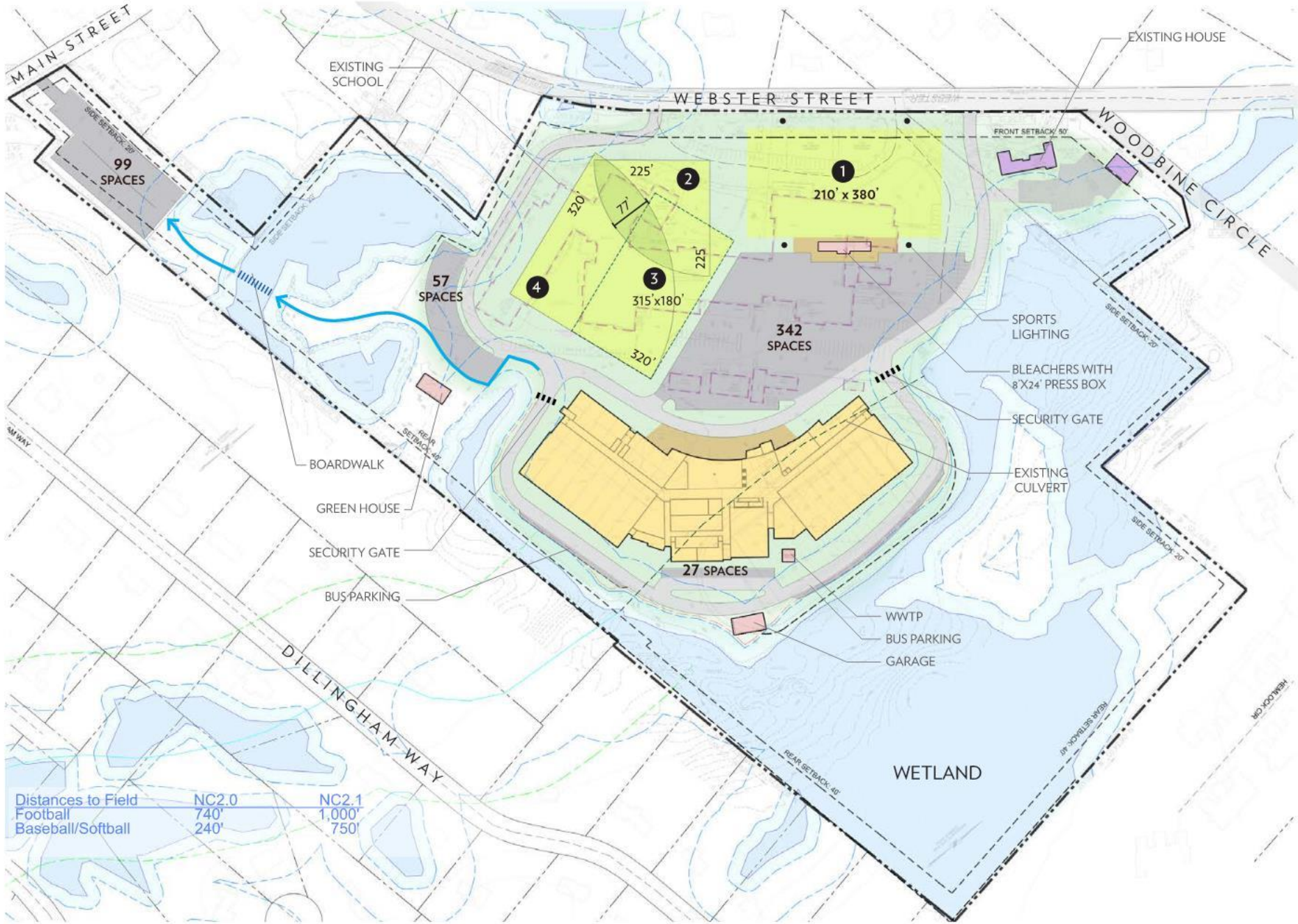
TOTAL PARKING:
EXISTING: 304 SPACES
& 15 BUS SPACES

PROPOSED: 377 SPACES (9'x18')
TARGET: 426 SPACES

ADDITIONAL:
99 SPACES (MAIN ST.)
20 SPACES (EX. HOUSE)



OPTION 4



LEGEND

- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- NEW SCHOOL
- ATHLETICS
- ENTRY PLAZA
- WETLAND
- 35' WETLAND BUFFER
- SECURITY GATE
- 1 SYNTHETIC TURF MULTI-PURPOSE FIELD
- 2 SOFTBALL
- 3 PRACTICE FIELD
- 4 BASEBALL

TOTAL PARKING:
EXISTING: 304 SPACES
& 15 BUS SPACES

PROPOSED: 426 SPACES (9'x18')
TARGET: 426 SPACES

ADDITIONAL:
99 SPACES (MAIN ST.)
20 SPACES (EX. HOUSE)

0 50' 150' 300'

N

OPTION 5

Distances to Field	NC 2.0	NC 2.1
Football	400'	860'
Baseball/Softball	680'	1,000'

LEGEND

- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- NEW SCHOOL
- ATHLETICS
- ENTRY PLAZA
- WETLAND
- 35' WETLAND BUFFER
- SECURITY GATE
- 1 BASEBALL
- 2 PRACTICE FIELD
- 3 SOFTBALL
- 4 SYNTHETIC TURF MULTI-PURPOSE FIELD

TOTAL PARKING:
EXISTING: 304 SPACES
& 15 BUS SPACES

PROPOSED: 426 SPACES (9'x18')
TARGET: 426 SPACES

ADDITIONAL:
17 SPACES (MAIN ST.)
20 SPACES (EX. HOUSE)

0 50' 150' 300'

N

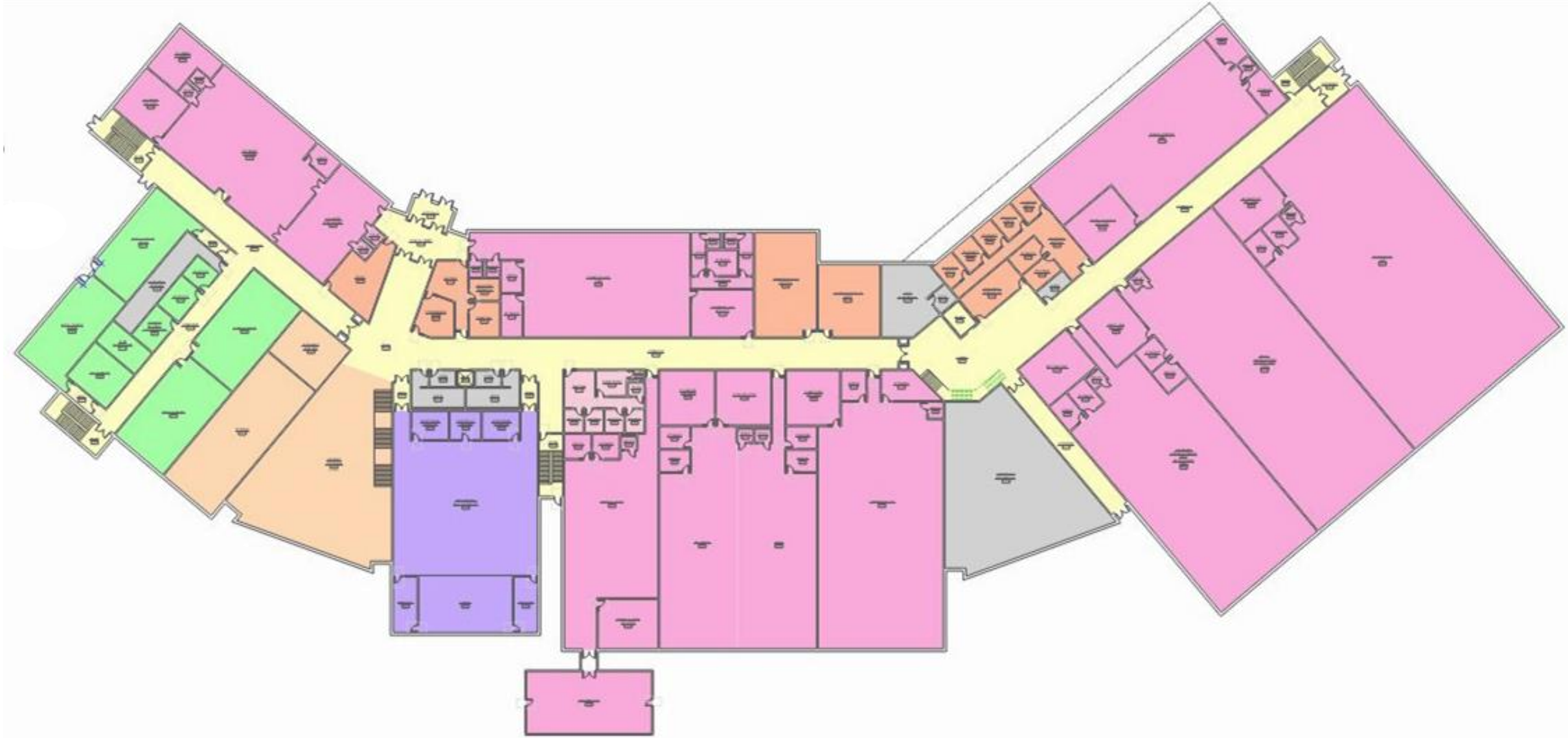
Issue	Questions		Option 1	Option 2 former 4A	Option 3 former 2	Option 4 former 4B	Option 5 former 5B
PARKING	Parking Spaces with target of 426 for 900 students (assumes 9'x18' spaces (not 10'x20'), does not include 99 maybe on Main St or 25 maybe near house)		358/426 84%	433/426 100% +	377/426 89%	443/426 100% +	426/426 100%
	Where can we park the buses		at rear of school; possible at side if Elec shop is relocated	at rear of school; possible at side if Elec shop is relocated	at rear of school; possible at side if Elec shop is relocated	at rear of school; possible at side if Elec shop is relocated	at rear of school; possible at side if Elec shop is relocated
HOUSE	House remains		Yes	Yes	Yes	Yes	Yes
FIELD AND TRACK	Multipurpose synthetic field for FB, Soccer, Lax	*Location*	Webster	Webster	Webster	Webster	Left side
		Track	Yes	Yes	No	No	No
BASEBALL AND SOFTBALL FIELDS	Separate baseball field		Yes, reduced size	No BB field on campus	Yes	Yes, overlapping outfields	Yes
	Separate softball field		Yes	Yes	Yes	Yes, overlapping outfields	Yes
	BB field orientation		BB faces Webster	No BB field on campus	BB faces Webster	BB faces Webster	BB faces Dillingham
	SB field orientation		SB faces Dillingham	SB faces Webster	SB faces Dillingham	SB faces Dillingham	SB faces Webster
PRACTICE FIELDS	"Extra" practice field on campus outside any established field?		No	No	No	No	No
	Can we use baseball and/or softball outfield space for other sports to practice?		Yes but BB field is smaller (300')	Yes	Yes	Yes, larger overlapping outfields	Yes, larger overlapping outfields
ENTRANCE	Are there obstacles when viewing school from Webster Street entrance?		None	None	None	SB backstop	SB backstop
TRAFFIC FLOW	How easy is it for cars to journey from Webster to school?		Tight between BB and Track; awkward turn to approach school via parking area	circuitous entrance to smooth drop-off using existing driveway near '92 addition, immediately available for 1st year; smoother than options 1, 3	Tight between BB and Track; awkward turn to approach school via parking area	circuitous entrance to smooth drop-off using existing driveway near '92 addition, immediately available for 1st year; smoother than options 1, 3	direct entrance, smooth route to drop-off. Requires temporary use of existing access for first year.
IMPACT ON ABUTTERS	Do proposed activites negatively impact abutters?		Field lights, Friday night games on Webster St.	Field lights, Friday night games on Webster St. Driveway traffic along west property line.	Field lights, Friday night games on Webster St.	Field lights, Friday night games on Webster St. Driveway traffic along west property line.	Field lights, Friday night games along west property line
							

Preliminary Options

New Construction Options

- NC-2.0 “Linear”
- NC-2.1 “Linear/ Center core”

NC 2.0 900 students



First Floor Plan

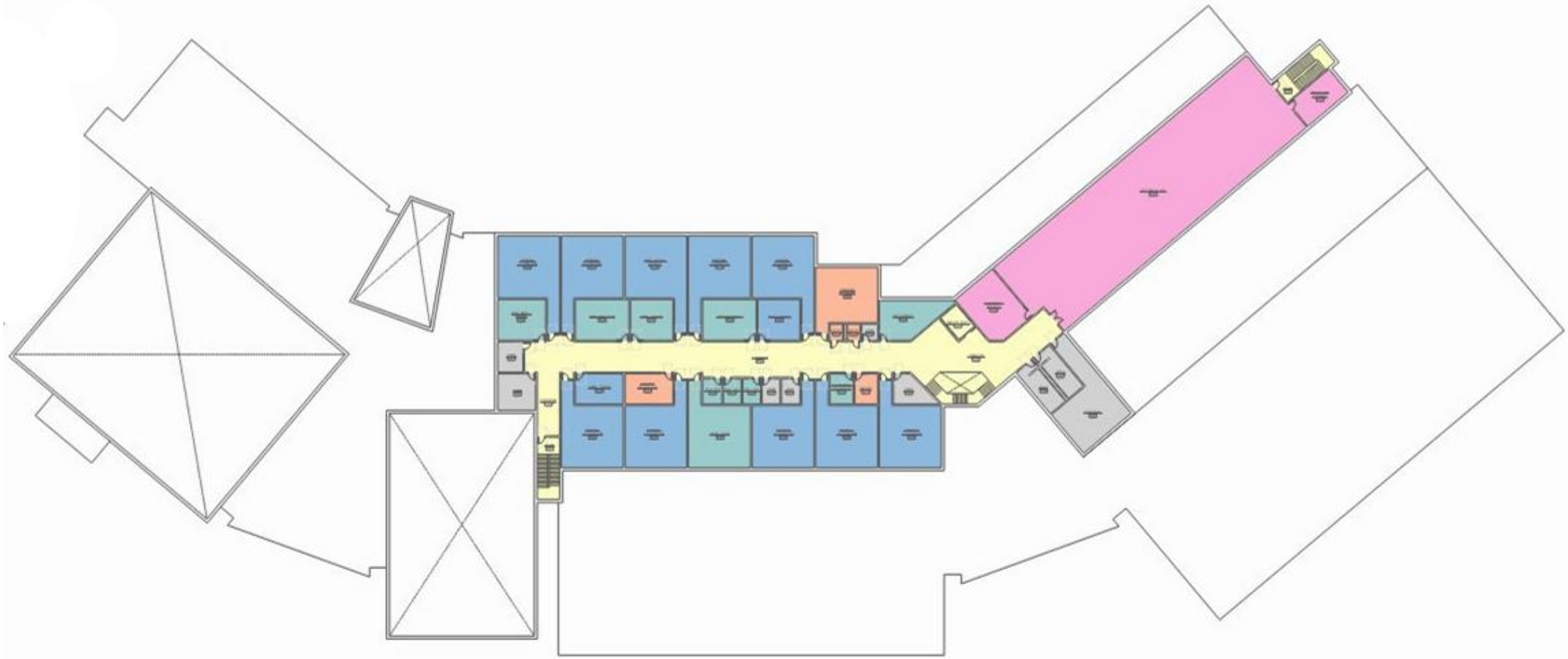
North

NC 2.0 900 students

Second Floor Plan

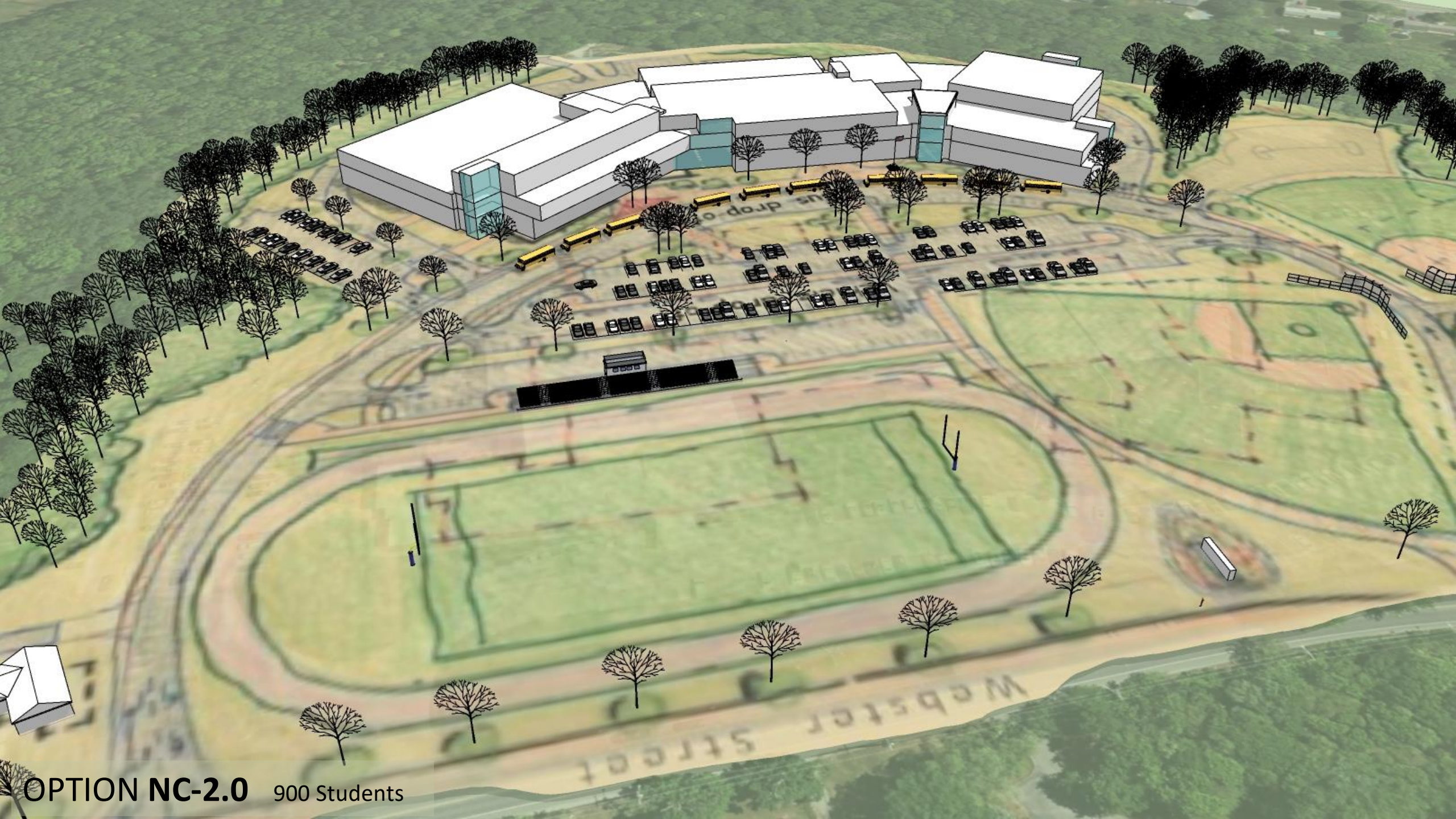
North

NC 2.0 900 students



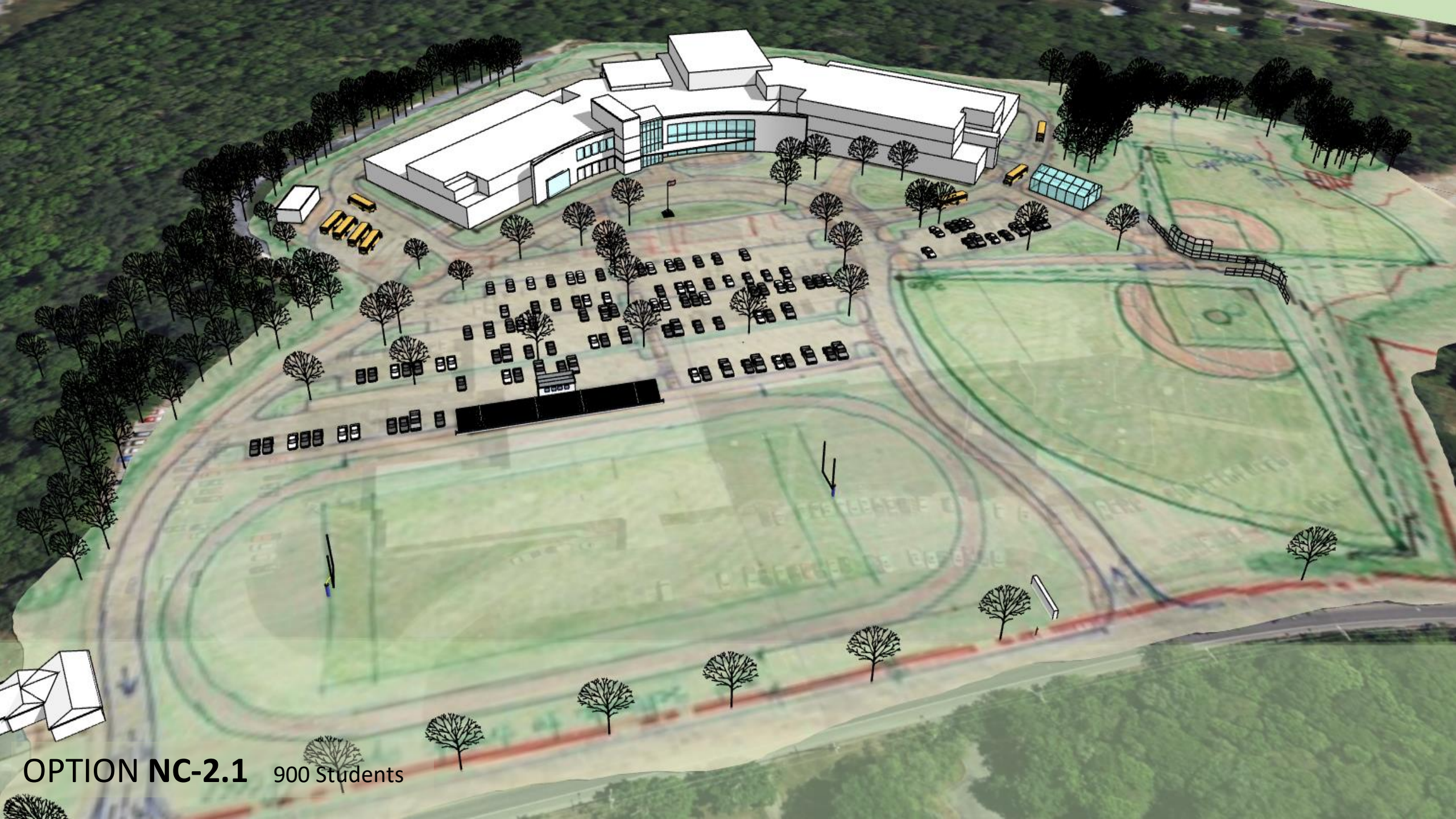
Third Floor Plan

North



OPTION **NC-2.0** 900 Students

OPTION **NC-2.0** 900 Students View from Webster Street



OPTION **NC-2.1** 900 Students

OPTION **NC-2.1** 900 Students View from Webster Street

Discussion

School Building Committee

December 14, 2023

LeftField

100 YEARS

DRA

Thank you!

Please note:

Upcoming Community Meetings:

November 9	Marshfield Town Hall	6 pm
December 5	Rockland Senior Center	7 pm
December 14	Whitman Town Hall	7 pm