

OPM Monthly Progress Report

Westport School Building Committee

December 21, 2016

➤ **PROJECT STATUS REPORT:**

○ **Updates and Discussion Items:**

- **Land Survey:** JLA Site Plans were revised to assume worst case scenario. Effort to resolve property boundaries are ongoing.
- **Cost Estimates and Project Budget:** Reference attached Preliminary Design Pricing Table prepared by JLA, which outlines the construction and project costs of each option. Based on **Option G.9**, the revised building size with the increased gymnasium size and additional walking track is 185,610 GSF, and the estimated Total Project Budget would be approximately \$95.2 million with MSBA's estimated share being \$39.4 million and Westport's share being approximately \$55.8 million. Reference attached Preliminary Estimated Property Tax Impact Analysis based on a \$55 million bond over 20, 25 and 30 year terms.
 - **Reconciled Cost for 18,000 GSF Gym: \$2,250,000**
 - **Cost for Overhead Track in Larger Gym: \$375,000**

○ **Local Actions and Approvals**

- The PSR, as with other submittals to the MSBA, must be reviewed and approved locally for submittal to the MSBA, in accordance with the state open meeting law and any other local requirements.

To document local approval of the PSR and its submittal to the MSBA, the MSBA requires the District to provide:

- Certified copies of the SBC Meeting Minutes, which must include the specific language of the vote and the results of the vote, stating the number of SBC members who voted in favor of submittal to the MSBA, the number of opposed, and the number of abstentions; and
- A list of SBC meeting dates, the agendas, briefly describing the materials presented, if applicable, specific stakeholders in attendance, what materials are available for public review and where those materials may be viewed. The MSBA also requires Districts to provide

similar information for public meetings and presentations conducted in addition to school building committee meetings.

- A **Local Actions and Approval Certification** on District Letterhead is required for MSBA staff to forward the proposed project to the MSBA Board of Directors for its consideration and approval to proceed into schematic design, signed by the Superintendent of Schools, School Committee Chair, and Chief Executive Officer.

- **Action Item:**

- ***VOTE: The School Building Committee approves Option G.9 as the Preferred Schematic Solution and approves and authorizes the OPM to submit the Preferred Schematic Report to the MSBA for its consideration and approval to proceed into schematic design.***

➤ **REVISED LOOK-AHEAD SCHEDULE:**

Preferred Schematic Report (PSR): February 15, 2017 BOD Meeting

This option allows 1.5 months to obtain local PSR approvals and 3 - 4 months to develop the Schematic Design submission.

- 12/01/16: SBC Meeting to review and accept DRAFT options
- 12/02/16: Start Cost Estimate Process
- 12/14/16: SBC Meeting to review FINAL Options & Costs
- 12/21/16: SBC/SC/BOS Joint Meeting to Approve PSR
- 1/04/17: Deadline to submit revised PSR to MSBA
- 1/18/17 or 2/1/17: Facilities Assessment Subcommittee Meeting
- **2/15/17: MSBA Board of Directors Meeting to Approve PSR**
- 5/18/17: Deadline to submit SD to MSBA
- **6/28/17: MSBA Board of Directors Meeting to approve Project Scope & Budget (PS&B)**
- Fall 2017: Local Funding Approvals (Town Meeting & Referendum)

Preliminary Design Pricing Table

= Formula do not edit

Option	Total Gross Square Feet	Square Feet of Renovated Space (\$*/SF)	Square Feet of New Construction (\$*/SF)	Site, Building Takedown, Haz Mat Etc. (\$*)	Estimated Total Construction** (\$*)	Estimated Total Project Costs (\$)
NOTE: All options A-H include Pricing Alt 1 (Larger Gym) and Alt 2 (Walking Track)						
Option A.1 New 5-12 School on Old County Road	185,610 sf	- sf - \$/sf	185,610 sf 318.73 \$/sf	\$ 15,152,532	\$ 78,203,449 \$ 421.33 \$/sf	\$ 94,626,173
Option B.1 New 5-12 School on Old County Road	185,610 sf	- sf - \$/sf	185,610 sf 337.12 \$/sf	\$ 15,396,254	\$ 81,639,671 \$ 439.85 \$/sf	\$ 98,784,002
Option C.1 New 5-12 School on Old County Road	185,610 sf	- sf - \$/sf	185,610 sf 343.25 \$/sf	\$ 16,460,240	\$ 83,873,508 \$ 451.88 \$/sf	\$ 101,486,945
Option D.1 New 5-12 School on Old County Road	185,610 sf	- sf - \$/sf	185,610 sf 343.25 \$/sf	\$ 16,197,649	\$ 83,682,711 \$ 450.85 \$/sf	\$ 101,256,080
Option E.1 New 5-12 School on Old County Road	185,610 sf	- sf - \$/sf	185,610 sf 330.99 \$/sf	\$ 16,500,159	\$ 84,058,298 \$ 452.88 \$/sf	\$ 101,710,541
Option F.1 New 5-12 School on Old County Road	185,610 sf	- sf - \$/sf	185,610 sf 312.60 \$/sf	\$ 16,166,427	\$ 80,182,691 \$ 432.00 \$/sf	\$ 97,021,056
Option G.1 New 5-12 School on Old County Road	185,610 sf	- sf - \$/sf	185,610 sf 337.12 \$/sf	\$ 16,166,427	\$ 82,456,722 \$ 444.25 \$/sf	\$ 99,772,634
Option G.9*** New 5-12 School on Old County Road	185,610 sf	- sf - \$/sf	185,610 sf 337.12 \$/sf	\$ 16,166,427	\$ 78,702,802 \$ 424.02 \$/sf	\$ 95,230,390
Option H.1 Add/Reno to Existing Middle School	185,610 sf	114,570 sf 264.33 \$/sf	71,040 sf 411.25 \$/sf	\$ 27,433,428	\$ 85,925,128 \$ 462.93 \$/sf	\$ 103,969,405
Option I.1 Add/Reno to Existing High School	191,690 sf	36,860 sf 264.33 \$/sf	154,830 sf 399.90 \$/sf	\$ 7,518,581	\$ 79,178,302 \$ 413.05 \$/sf	\$ 95,805,745
Option O.0 Repair/Renovations to Existing MS	114,570 sf	114,570 sf 264.33 \$/sf	- sf - \$/sf	\$ 20,654,900	\$ 50,939,188 \$ 444.61 \$/sf	\$ 61,636,418

* Marked Up Construction Costs
 ** Does not include Construction Contingency
 *** **District's Preferred Solution**

Preliminary Estimated Property Tax Impact Analysis

Westport Middle/High School Feasibility Study

12/21/2016

OPTION		\$55 M BOND / 20 YEAR TERM			
G.9	Middle/High School	\$100,000 Property Value		\$400,000 Property Value (Avg.)	
		Per Year	Per Month	Per Year	Per Month
TOTAL	\$95 M				
MSBA	\$39 M	\$132	\$11	\$528	\$44
TOWN	\$56 M				

OPTION		\$55 M BOND / 25 YEAR TERM			
G.9	Middle/High School	\$100,000 Property Value		\$400,000 Property Value (Avg.)	
		Per Year	Per Month	Per Year	Per Month
TOTAL	\$95 M				
MSBA	\$39 M	\$117	\$10	\$468	\$39
TOWN	\$56 M				

OPTION		\$55 M BOND / 30 YEAR TERM			
G.9	Middle/High School	\$100,000 Property Value		\$400,000 Property Value (Avg.)	
		Per Year	Per Month	Per Year	Per Month
TOTAL	\$95 M				
MSBA	\$39 M	\$110	\$9	\$440	\$37
TOWN	\$56 M				

OPTION		\$50 M BOND / 20 YEAR TERM			
G.9	Middle/High School	\$100,000 Property Value		\$400,000 Property Value (Avg.)	
		Per Year	Per Month	Per Year	Per Month
TOTAL	\$90 M				
MSBA	\$40 M	\$120	\$10	\$480	\$40
TOWN	\$50 M				

OPTION		\$50 M BOND / 25 YEAR TERM			
G.9	Middle/High School	\$100,000 Property Value		\$400,000 Property Value (Avg.)	
		Per Year	Per Month	Per Year	Per Month
TOTAL	\$90 M				
MSBA	\$40 M	\$107	\$9	\$428	\$36
TOWN	\$50 M				

OPTION		\$50 M BOND / 30 YEAR TERM			
G.9	Middle/High School	\$100,000 Property Value		\$400,000 Property Value (Avg.)	
		Per Year	Per Month	Per Year	Per Month
TOTAL	\$90 M				
MSBA	\$40 M	\$100	\$8	\$400	\$33
TOWN	\$50 M				

NOTES: Based on 4.25% Interest Rate for 25-Year Bond; and 4.5% Interest Rate for 30-Year Bond; Data provided by Unibank, Town of Westport's Financial Advisor; Costs are preliminary and approximate and does not include any short term financing.