Feasibility Funding Request Scope Narrative

To better understand the feasibility funding request, this document provides a summary of the professional services these resources will help provide. The funding amount and services provided are not unique to a specific project, nor are they unique to Newton. You will see very similar requests and near identical scope in any community starting the feasibility phase of any large capital building project.

Owners Project Manager, OPM:

- Reviewing and assessing the documentation of existing conditions at the Franklin Elementary School and the corresponding educational programs;
- Ensuring that the educational programs are fully understood, updated as necessary, and incorporated into the process;
- Reviewing and assessing the alternative conceptual designs, their constructability, and developing cost estimates for each of the design solutions;
- Identifying community concerns that may impact study options;
- Identifying land takings, if any, that would be required for any or all design options;
- Collaborating with the Designer to develop a detailed comprehensive Project Schedule that incorporates the City of Newton's approval process, to achieve specified start and completion milestones. The Project Schedule anticipates a construction start in 2025.
- Developing a design that is of high quality, efficient, cost effective, and conforms to the educational programs and the Massachusetts High Performance Green Schools Guidelines (MA-CHPS Guidelines) and LEED for Schools at a minimum, and complies with all applicable regulatory requirements including the Massachusetts Stretch Code which has been adopted by the City of Newton. In addition, design teams are directed to the City of Newton – Building Design and Construction Sustainability Guidelines Attachment G for additional requirements.
- Evaluating creative energy efficiency solutions and innovative alternative sustainable design solutions, including but not limited to active/passive solar, geothermal, etc., and identifying alternate funding sources, first costs and paybacks.
- Developing accurate and complete cost estimates, including life cycle cost analysis of operating the School as it relates to future operational budgets.
- Assisting the Owner in determining appropriateness of CM-at-Risk Delivery Method for the Project.
- Assisting the Owner in evaluating Iterative Whole Building Energy modeling at the inception and completion of each phase.
- Engaging with all stakeholders from project outset and ensure a collaborative approach is maintained throughout the design process, including involvement from multiple Owner entities

- Permitting and Approvals Assistance - assist the Owner and coordinate with the Designer in identifying other approvals required by any governing agency and coordinating submittal materials for such approvals.
- Information Management – assistance in communicating Project details with the public; and development and maintenance of Project Web Site.
- LEED AP Services – assist the Owner and coordinate with the Designer as required for submittals, documentation and LEED On-Line for certification of the Project.
- Structural Peer Review – coordinate the structural peer review in accordance with the requirements of the Massachusetts State Building Code.
- Construction Phase Testing – coordinate materials testing in accordance with the requirements of the Massachusetts State Building Code; and other materials and systems tests as may be identified or required by the Owner.
- Assist the Owner with procuring the services of a Hazardous Materials Consultant, Traffic Engineer, Geotechnical Engineering, Commissioning Agent, Surveyor and any other consultant or consulting services as may be required for this project.
- Act on behalf of the Owner in all matters of program and Project management, designer selection, design review, construction manager or contractor procurement, construction phase and Project closeout services.

Designer, commonly referred to as architect or architectural firm:

The designer is the architect or record, and they provide the professional design services including but not limited to:

- Civil Engineering
- Landscape Architecture
- Structural Engineering
- Fire Protection Engineering
- Plumbing Engineering
- HVAC Engineering
- Electrical Engineering
- Data/Communications
- Environmental Permitting
- Geotechnical Engineering
- Hazardous Materials
- Cost Estimating
- Geo-environmental
- Specification Services
- Acoustical Engineering
- Sustainable Design, Green Design, Renewable Energy Services
- Code Consultant
- Accessibility Services

- Traffic, Transportation, and Parking Services
- FF&E Services
- Site Survey Services
- Security Services

Environmental and Site Testing:

The environmental and site testing funds are used to perform the hazardous material tests and inspection throughout the building and site. This includes but is not limited to testing and/or documenting asbestos and lead containing materials. This also includes the oil tank removal process and associate soil testing, and/or general soil testing across the site. It is important to fully understand the scope and scale of these elements early in the design process, as it impacts project cost and the scope of work. These resources will also provide the funds needed to perform borings and test pits throughout the site to understand the subsurface conditions, as well as a geothermal analysis.

Other:

The “Other” portion of the feasibility funds provides the resources needed to help support the various elements of the feasibility phase mentioned above. This can be anything from obtaining contractual services to open up building walls to test for hazardous materials, to additional professional services not carried with the scope of work assumed for the OPM or Designer but that are critical to advancing the project design through the feasibility phase.