



Cabot School Building Committee & Design Review Committee Joint Meeting

October 16th, 2014 – Newton Ed Center – 6:00PM



DiNisco Design Partnership

Cabot Elementary School – Newton, MA

Cabot School Building Committee & Design Review Committee Joint Meeting

Thursday, October 16, 2014

Newton Education Center, 100 Walnut Street, Room 210

6:00 PM

Agenda

1. Introductions

- Joslin Lesser + Associates
- DiNisco Design Partnership

2. Cabot Community Communications

3. Working Group Subcommittee

4. Schedule

5. Overview of Construction Delivery Methods (Vote approving CMR)

6. Design Criteria Evaluation Matrix

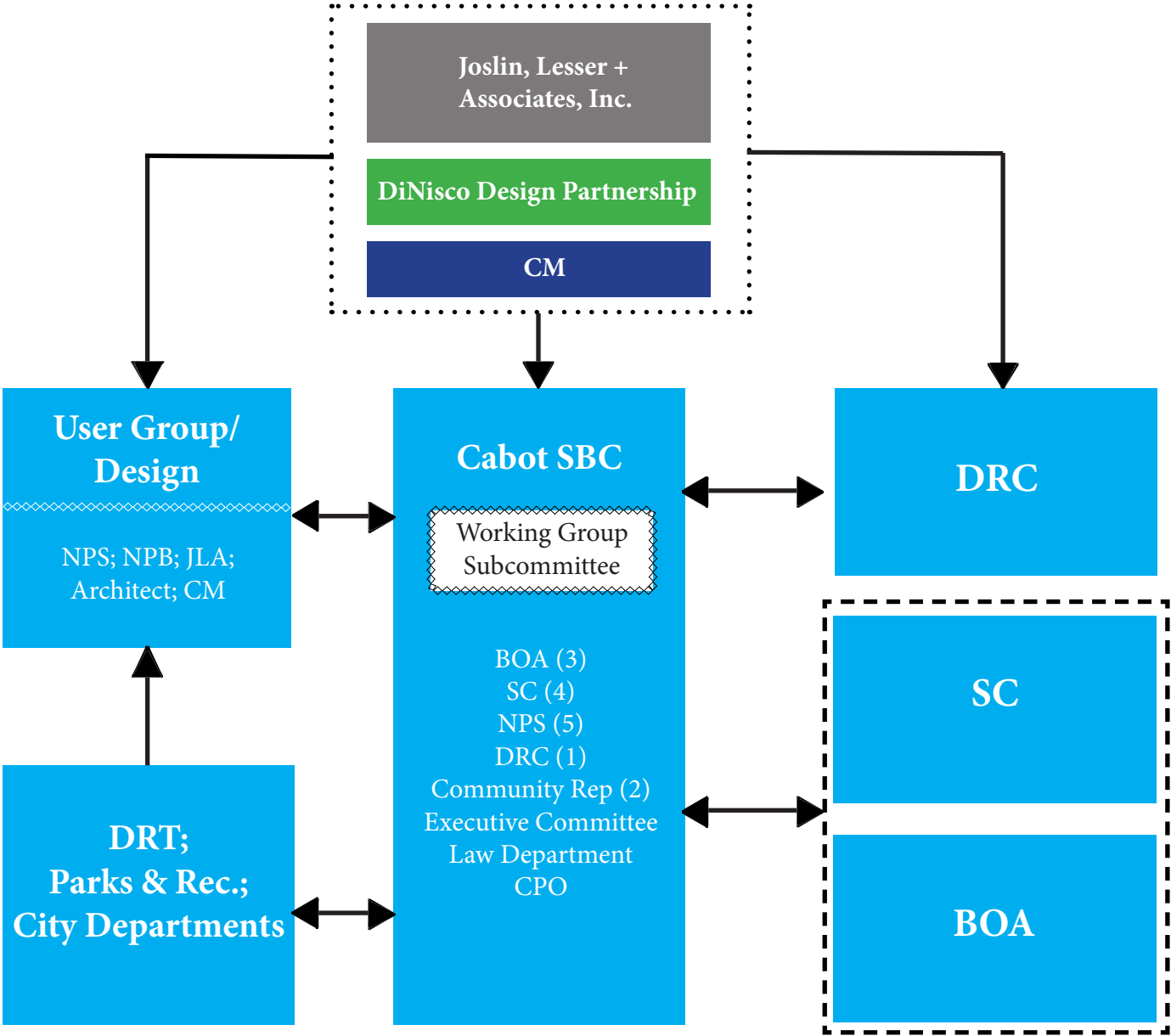
7. Upcoming Meetings

- Working Group Subcommittee Meeting – proposed Nov. 6, 2014 @ 9:00 AM

8. Public Comment

9. Other Business

Cabot Elementary School Project



Cabot Elementary School - Newton, MA

Projected Milestone Schedule

Phase		Item
	✓	07/08/14 Select OPM
	✓	09/23/14 Select Designer
FEASIBILITY		01/15/15 Submit Preliminary Design Program to MSBA
		02/12/15 Submit Preferred Schematic Report to MSBA
		02/25/15 MSBA Facilities Assessment Sub Committee Meeting
		03/25/15 MSBA Approval Preferred Schematic Study
SD		08/06/15 Submit Schematic Design to MSBA
		09/30/15 MSBA Approval Schematic Design
DD/CD		April 2017 Issue Construction Documents for Bidding
CONSTRUCTION		July 2017 Cabot School Moves to Carr School
		July 2017 Cabot School Construction Begins
		Jan 2019 Cabot School Opens

Comparison of Construction Delivery Methods

Design - Bid - Build

- Design and construction stages proceed sequentially
- Owner completes design, issues bids on completed design
- General Contractor with lowest bid is selected
- Owner executes lump sum contract with General Contractor
- Change orders resulting from scope changes and unanticipated site conditions will increase the final construction cost

Construction Manager at Risk

- CM at Risk selected early in the design stage
- CM at Risk selected on qualifications and fee
- Owner first executes preconstruction contract with CM for constructability reviews, construction scheduling, and project cost estimates during the design process
- Owner negotiates Guaranteed Maximum Price for the project – contract becomes a cost plus fixed fee contract for construction phase
- Change orders resulting from scope changes and unanticipated site conditions may increase the final construction cost
- Preferred approach by the MSBA

CM at Risk Advantages:

- Ability to select contractor based on qualifications as well as fee
- Ability to release early packages under same contractor to accelerate schedule and time to market (potential significant construction cost reductions in this economic climate)
- Contractor involved early in the design process prior to bid release to provide preconstruction services such as constructability reviews, phasing analysis, cost estimates, and value engineering
- Trade contractors know the contractor prior to submitting bids

CM at Risk Disadvantages:

- Less competition from non-trade subcontractors
- Up-front cost of preconstruction services (0-1% of estimated GMP)
- GMP may not be executed until after construction begins thus reducing options if pricing comes in over budget

CABOT ELEMENTARY SCHOOL - Newton, MA		Options and Criteria Evaluation Matrix		
<input checked="" type="radio"/> Favorable <input checked="" type="radio"/> Neutral <input type="radio"/> Unfavorable Costs: \$0, \$, \$\$, \$\$\$				
Note: All design options will meet current building codes. Criteria		A	B	C
		Renovation + addition	Full Demo + New Construction (Existing Site)	New Construction (Alt. site)
Building and Site Facts				
1	Student enrollment population	480	480	480
2	Size of site (acres)	1.78 acres	1.78 acres	NA
3	Site acquisition cost	\$0	\$0	
4	Site acquisition legal issues	●	●	
Cost and Schedule				
1	Relative capital cost			
2	Allows students to move in to new school 2019			
3	Maintains project approvals schedule			
Educational				
1	Meets educational program for all students + design enrollment			
2	Provides flexibility for future growth			
3	Provides flexibility for educational innovations			
4	Optimizes configuration and adjacency of teaching spaces			
Community				
1	Provides accessibility to community used space			
2	Accommodates community program needs			
3	Accommodates Cabot After School Program (CASP)			
Building				
1	Allows for a contextually sensitive design			
2	Allows efficient attainment of Green School/Stretch Code requirements			
3	Optimizes use of natural light and daylighting			
4	Optimizes connection of outdoor/indoor space, integration with site			
5	Meets ADA requirements efficiently			
6	Provides operable windows and indoor air quality for teaching spaces			
Site				
1	Maximizes efficient utilization of site			
2	Optimizes outdoor program space and green space			
3	Optimizes safety and efficiency of on site drop off			
4	Separates bus and automobile circulation			
5	Provides sufficient parking for teachers, staff + visitors			
6	Improves off site traffic impact			
7	Improves pedestrian safety and access			