

Agawam High School

Agawam, MA

School Building Committee Meeting #4

March 27, 2023



TODAY'S AGENDA

1. Call meeting to order
2. Approval of previous Meeting Minutes *[vote required]*
3. Review Project Budget, Approve Invoices & Commitments *[vote required]*
4. OPM & Designer Updates
 - a. Designer Selection Process Complete
 - b. Selected Design Firm Introduction
5. Designer Contract *[vote required]*
6. Next steps in Feasibility study
7. Public comment
8. New business/comments
9. Next meeting – move meetings to Monday or Wednesday?
10. Adjourn



MEETING MINUTES

VOTE:

Approval of Meeting Minutes from the February 14th SBC Meeting



BUDGET TRACKING

Agawam High School - Agawam, MA

February 28, 2023

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	Uncommitted	Comments
FEASIBILITY STUDY AGREEMENT											
0001-0000	OPM Feasibility Study/Schematic Design	\$ 350,000		\$ 350,000	\$ 350,000	100%	\$ 50,000.0	14%	\$ 300,000	\$ -	
0002-0000	A&E Feasibility Study/Schematic Design	\$ 700,000		\$ 700,000	\$ -	0%	\$ -	0%	\$ -	\$ 700,000	
0003-0000	Environmental & Site	\$ 146,850		\$ 146,850	\$ -	0%	\$ -	0%	\$ -	\$ 146,850	
0004-0000	Other	\$ 53,150		\$ 53,150	\$ 611	0%	\$ 611	1%	\$ -	\$ 52,539	
	SUB-TOTAL	\$ 1,250,000	\$ -	\$ 1,250,000	\$ 350,611	28%	\$ 50,611	4.0%	\$ 300,000	\$ 899,389	
TOTAL PROJECT BUDGET		\$ 1,250,000	\$ -	\$ 1,250,000	\$ 350,611	28%	\$ 50,611	4%	\$ 1,199,389	\$ 899,389	

FUNDING SOURCES	
Maximum State Share	\$ 748,000 59.84%
Local Share	\$ 502,000 40.16%
SUB-TOTAL	\$ 1,250,000 100%

CONSTRUCTION COST ESTIMATES					
	Date	Estimator	Amount	SF	Cost/SF
Designer FS Cost Estimate					
Designer SD Cost Estimate					
OPM SD Cost Estimate					
PFA Budget					



INVOICE LOG

**VOTE: Approval of
LeftField's invoice for
February services as
presented**



Jennifer Bonfiglio
Chief Procurement Officer
Town of Agawam
36 Main Street
Agawam, MA 01001

Invoice Date: 02/28/23
Invoice No.: 3

FOR: Owner's Project Management Services for MSBA Core Project
Agawam High School - 760 Cooper Street, Agawam, MA 01001

Professional Services from February 1, 2023 to February 28, 2023

OPM Services	
Owner's Project Management Services for the month of February 2023	\$ 20,000
Total Labor:	\$ 20,000

Reimbursable Expenses	
	\$ -
Total Expenses:	\$ -

Total this Invoice: \$ 20,000

Contract Status	Budget	Previous	Current	Total To Date	Balance
FS/SD Phase	\$ 350,000	\$ 30,000.00	\$ 20,000	\$ 50,000	\$ 300,000
OPM Services Total:					
Reimbursable Expenses Total:					
Total Contract:	\$ 350,000	\$ 30,000	\$ 20,000	\$ 50,000	\$ 300,000

Please Remit Payment To:
LeftField, LLC
PO Box 307
Hingham, MA 02043



OPM & DESIGNER UPDATES

- DSP panel conducted interviews on Tuesday March 14, 2023 by the following firms:
 - **Caolo & Bieniek**
 - **Flansburgh**
 - **JCJ Architecture**
- The DSP voted to proceed with Flansburgh Architects, with the majority of 1st place votes going to Flansburgh. Second place was JCJ and third place was Caolo & Bieniek.



AGAWAM HIGH SCHOOL

Agawam, MA | March 14, 2023



FLANSBURGH
60 Years of Educational Design

The Design Team

Kent Kovacs, AIA, LEED AP
Principal-in-Charge



- Project Leader
- Primary Contact
- Community Outreach
- MCPPO

Vince Dubé, AIA, LEED AP
Project Manager



- Existing Conditions
- Project Controls/QA
- Constructibility
- MCPPO

Madeleine Le, AIA, LEED AP
Project Architect



- Design Options
- Constructibility
- General Support
- MCPPO

Roberta Nardi
Project Designer



- Design Options
- Material Research
- Presentations
- MCPPO

Michael Pirollo, Owner & Principal | MLP - Educational Programming

Jade Cummings, Co-Owner & Principal | Terraink, Landscape Architect

Kevin Hallahan, PE, | Vanderweil Engineer - Director of Sustainable Design

Patrick Murphy, President | Vanderweil Engineer - Project Manager

Trusted Consultant Team



WBE



MBE

Lahlaf Geotechnical Consulting (MBE)
Geotechnical Engineering
Abdelmadjid M. Lahlaf; Nicholas Proulx

Terraink (WBE)
Landscape Architecture
Jade Cummings; Kellie Anne Connelly

MLP Intergrated Design
Educational Programming
Mike Pirollo

Vanderweil
HVAC/Electrical/Data & Comm/Tech
Shelley Vanderweil, Kevin Hallahan,
Douglas Knapp, Paul Corrado, Robert La-
gasse and Patrick Murphy

Samiotes Consultants, Inc. (WBE)
*Civil Engineering, Environmental
Permitting, Site Surveying*
Stephen R. Garvin, Wojciech J. Pilat

HLB Lighting Design (WBE)
Lighting Design
Carrie Hawley; Michelle Tessier

Kalin Associates
Specification Consultants
Mark Kalin

PM&C, LLC
Cost Estimating
Peter Bradley; Maria McKenna

Engineers Design Group, Inc. (MBE)
Structural Engineering
Mehul Dhruv, P.E., Principal

Pamela Perini Consulting (WBE)
Security Consultant
Pamela Perini, PSP

The Green Engineer, Inc.
*Sustainable/Green Design/
Renewable Energy Consultant*
Chris Schaffner; Carrie Havey

Acentech, Inc.
Acoustical Consultant
Rose Mary Su; Nicole Cuff

R.W. Hall (WBE)
Fire Protection & Plumbing
Robert F. Griffiths, PE

CDW Consultants, Inc. (WBE)
*Geoenvironmental Engineering,
Hazardous Materials*
Marian Rambelle; Alan Sundquist;
Kathleen Campbell; Susan Cahalan

Crabtree McGrath Associates, Inc.
Kitchen/Food Service Consultant
John Sousa

Point Line Space, Inc.
Laboratory Consultant
Peter S. Constable

Stefura Associates (WBE)
*Furniture, Fixtures, & Equipment
and Library Consultant*
Marcy Stefura IIDA; Teagan Fortune

Campbell-McCABE Worldwide (WBE)
Hardware Consultant
Susan McCabe Messier, DHT

R.W. Sullivan Engineering, Inc.
Code Consultant
Don E. Contois, III, P.E

Vanasse Hangen Brustlin, Inc.
Traffic Consultant
Sean M. Manning; Vinod K. Kalikiri

Public

12 MSBA PROJECTS



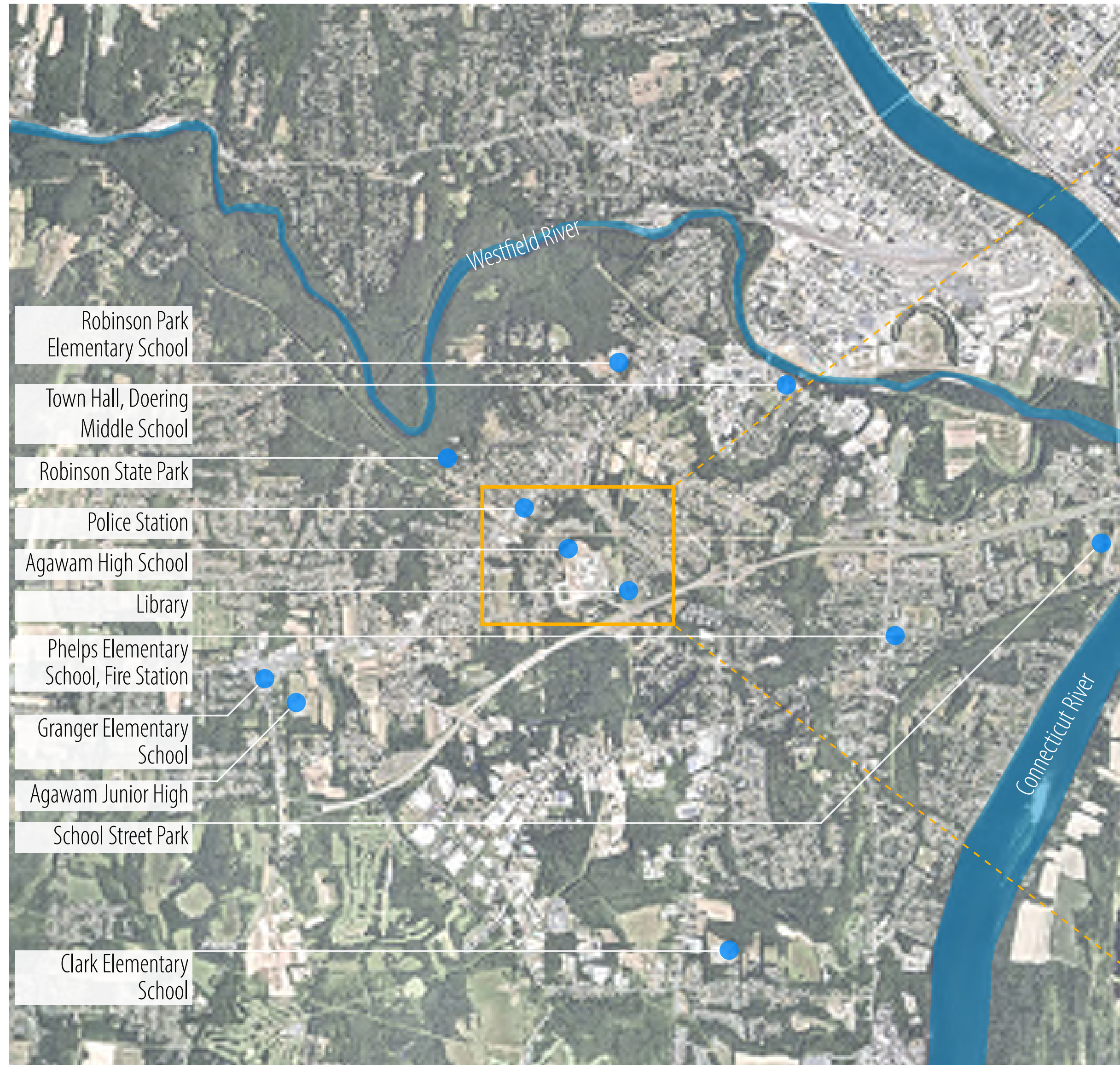
Independent



International



Site Research & Observations

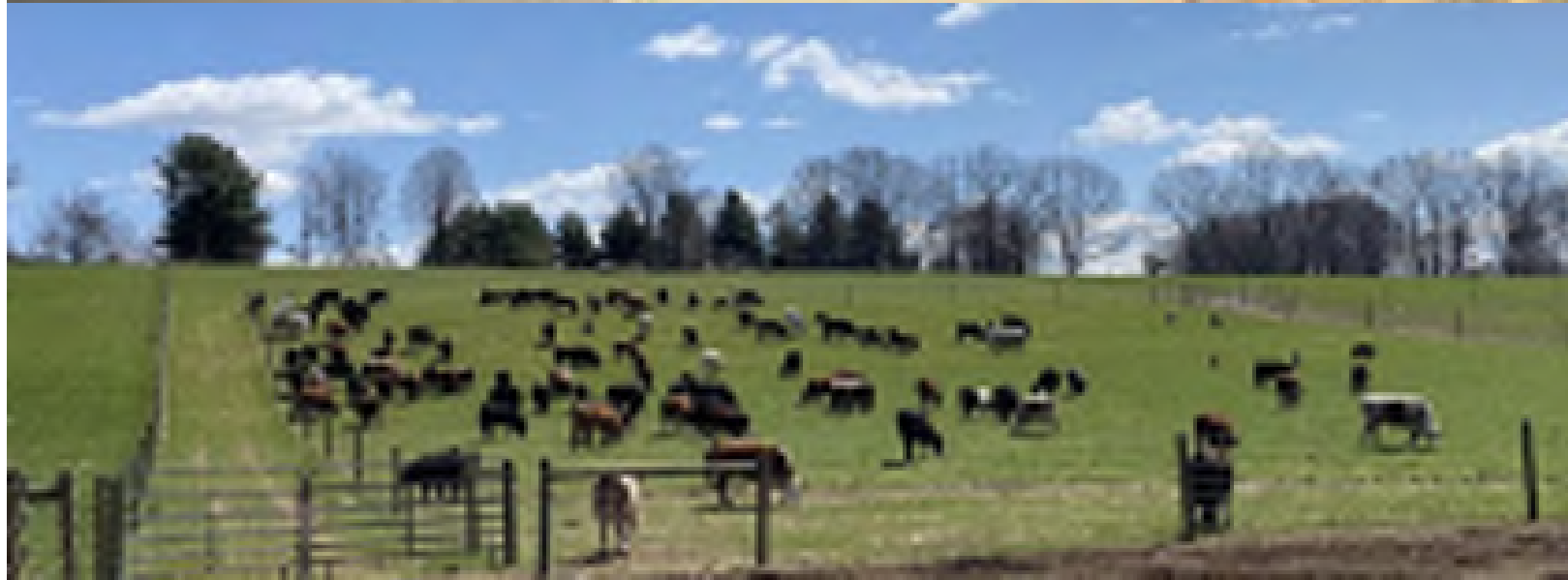


Site in Agawam

Nature



Heritage



Culture





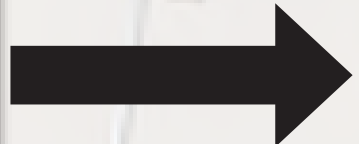
Collaborative Process - Study Phase



PDP Phase

- Existing Conditions
- Visioning Workshops
- Programming Needs
- Preliminary Options

1

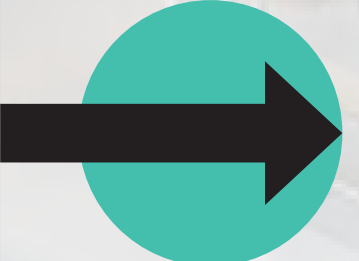


PSR Phase

- Refine Top Options
- Identify Preferred Option
- Cost Estimates
- Build Consensus

2

Board Approval

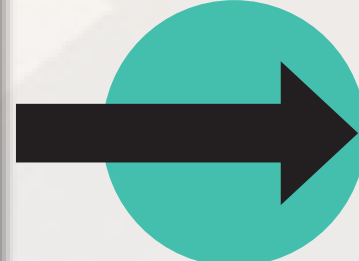


Schematic Design

- Develop Selected Option
- Cost Estimates
- Build Consensus
- Potential CM engagement

3

Board Approval





Vision for Agawam High School

Collaboration between STEAM Coach & teachers

Innovative Pathways:

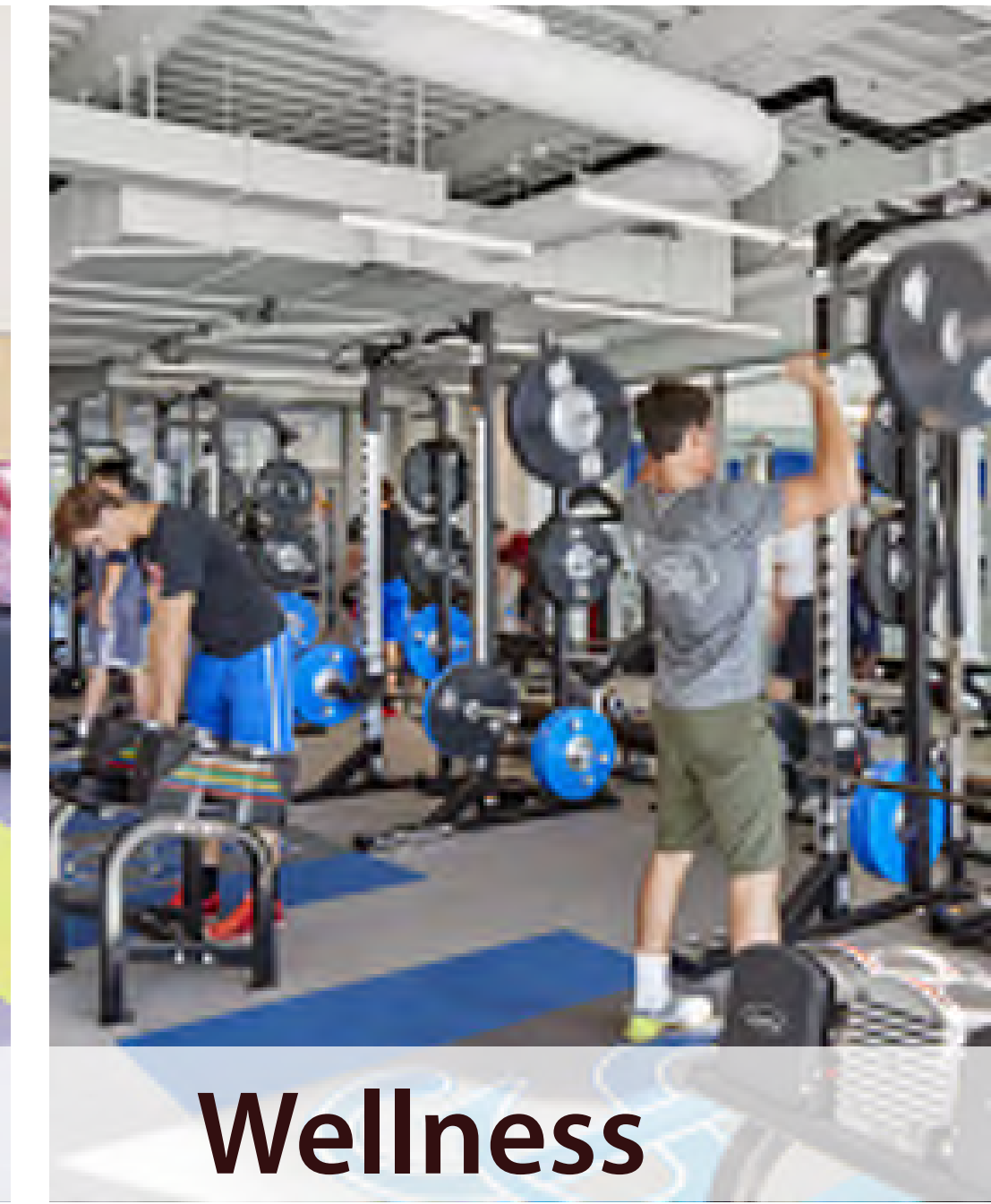
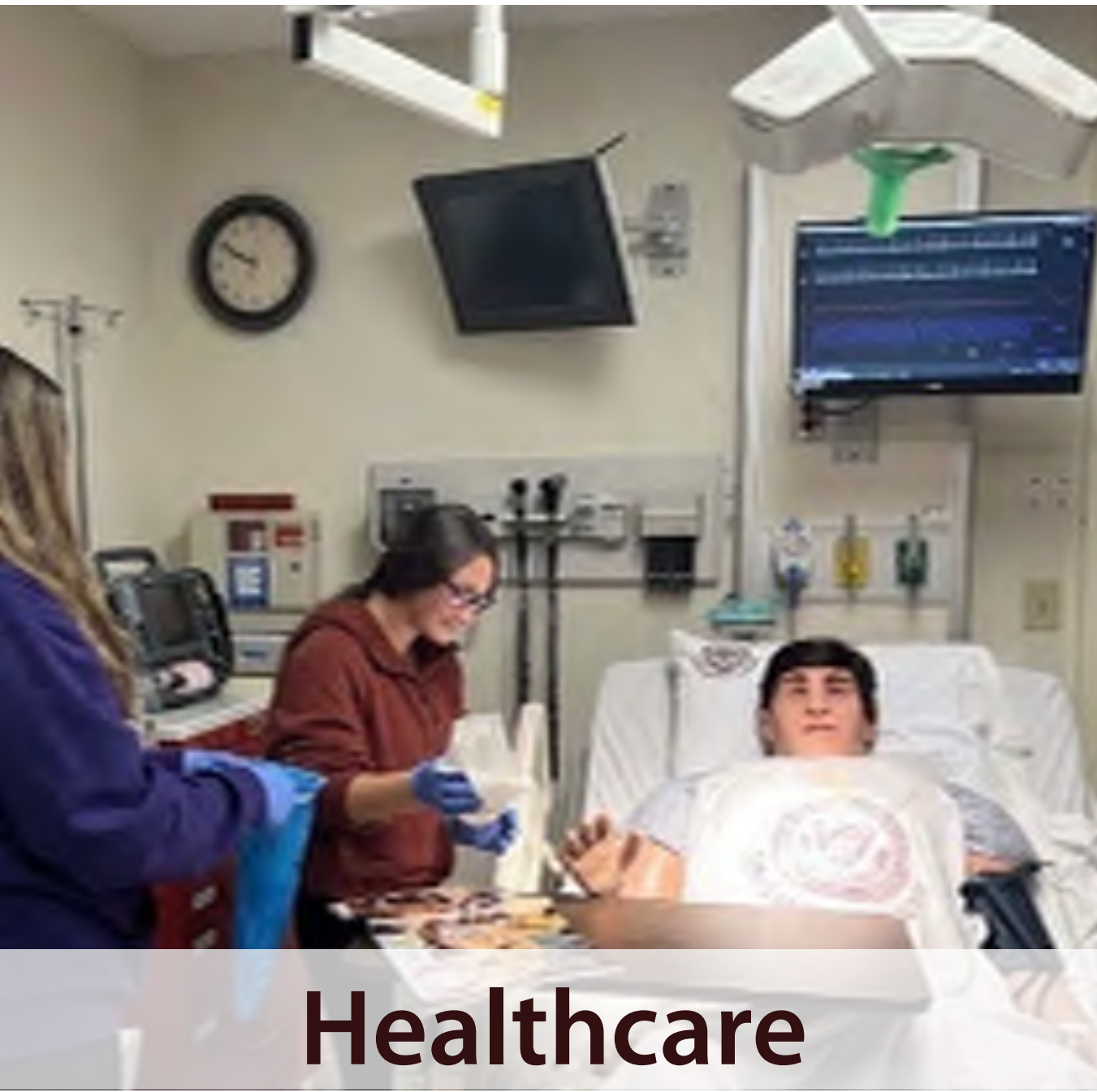
- Advanced Manufacturing & Engineering
- Healthcare & Social Assistance
- Informational Technology

Additional supports for ELs

Curriculum coordination among academic areas

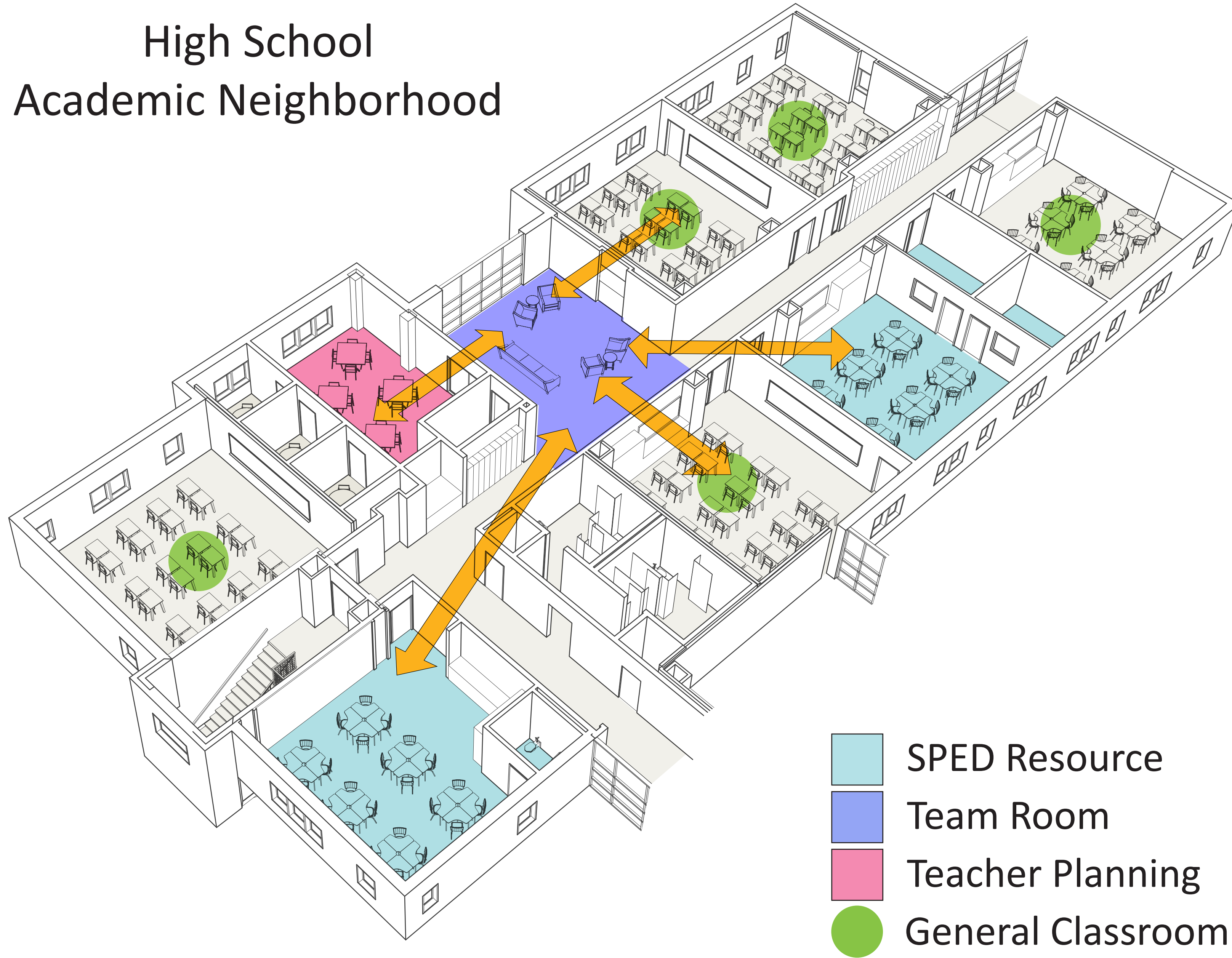
Potential Early Childhood Center

Educational Discovery

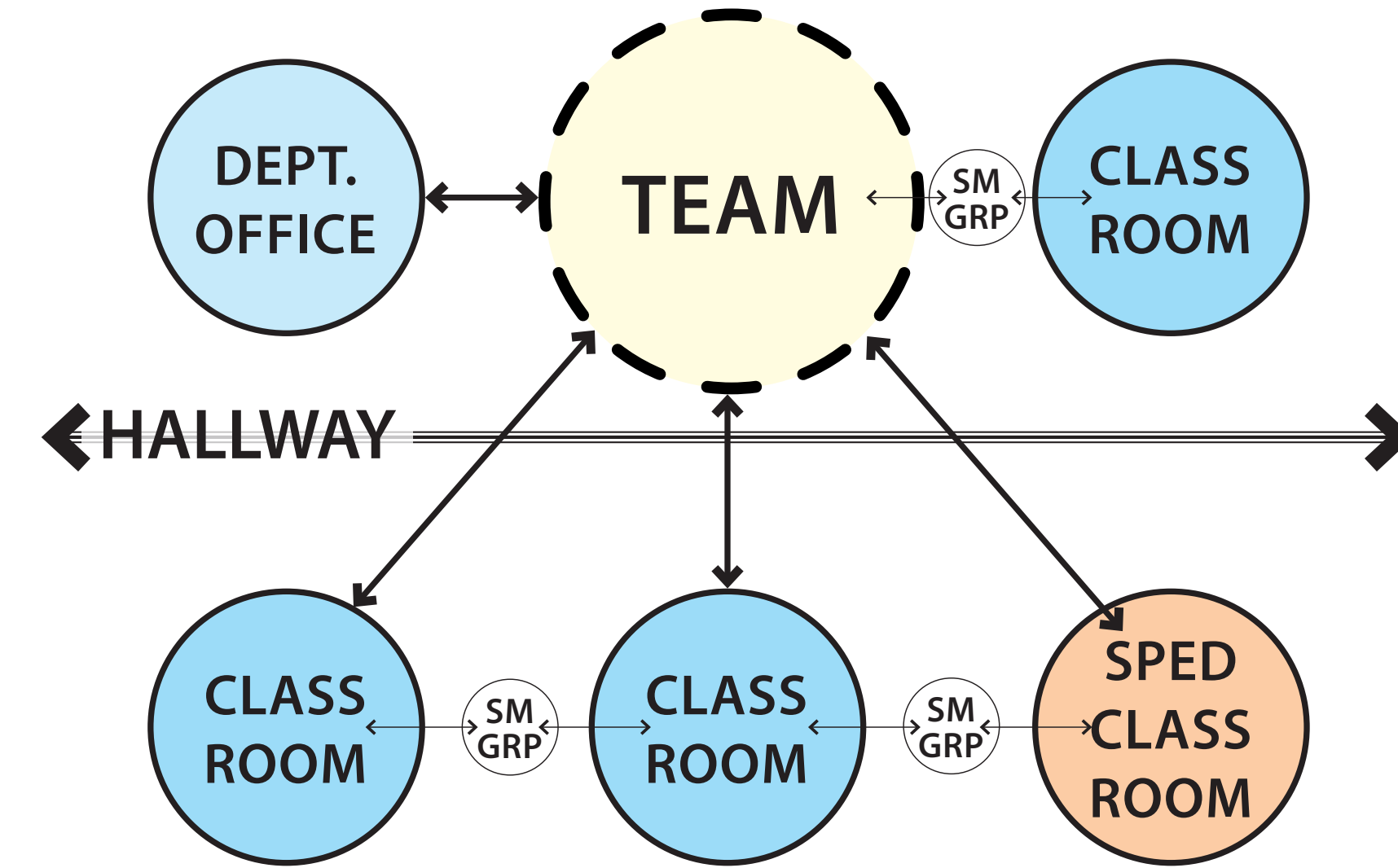


Educational Visioning

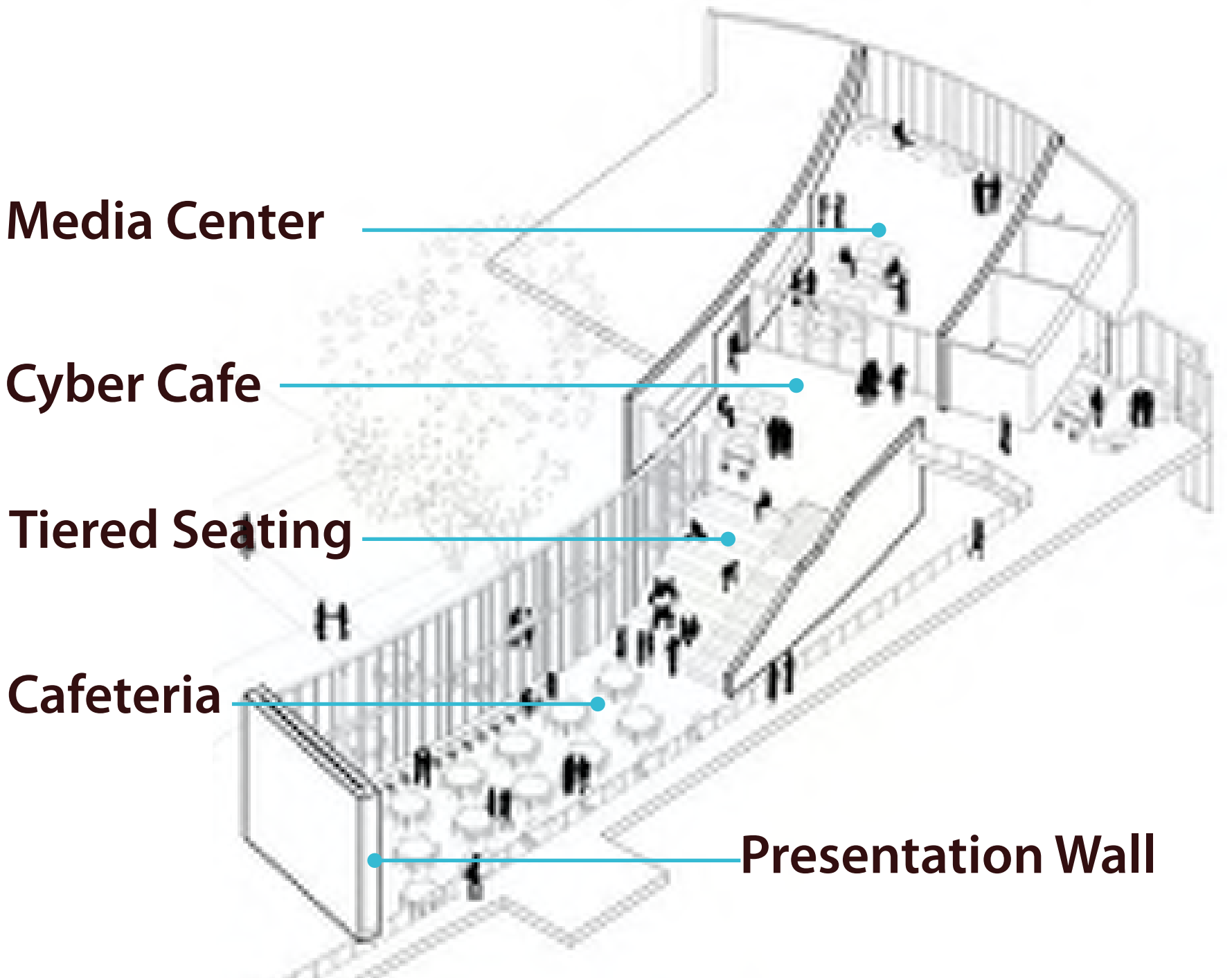
High School Academic Neighborhood



Program Adjacencies: Academic Wing



Educational Visioning



Media Center

Cyber Cafe

Tiered Seating

Cafeteria

Presentation Wall

Innovation In Education



Educational Drivers

- Flexible, multi-use academic spaces
- Collaboration and innovation across disciplines
- Respond to emerging educational needs
- Reduce carbon footprint

Health & Wellness



INITIAL THOUGHTS

Initial Thoughts

Campus Connections - Plazas and Entryways



Sense of Arrival / New Community Park



Pick-Up and Drop-Off Zones



Seat Walls / Amphitheater

Initial Thoughts

Outdoor Gathering



Outdoor Classroom / Assembly



Outdoor Dining / Gathering



Initial Thoughts

Gardens and Natural Surroundings



School and Community Gardens



Nauset Research



Education



Natural Materials



Rain Gardens / Passive Seating / Boulders

Site Research & Observations



Main Approach



School Gardens / Walking Paths



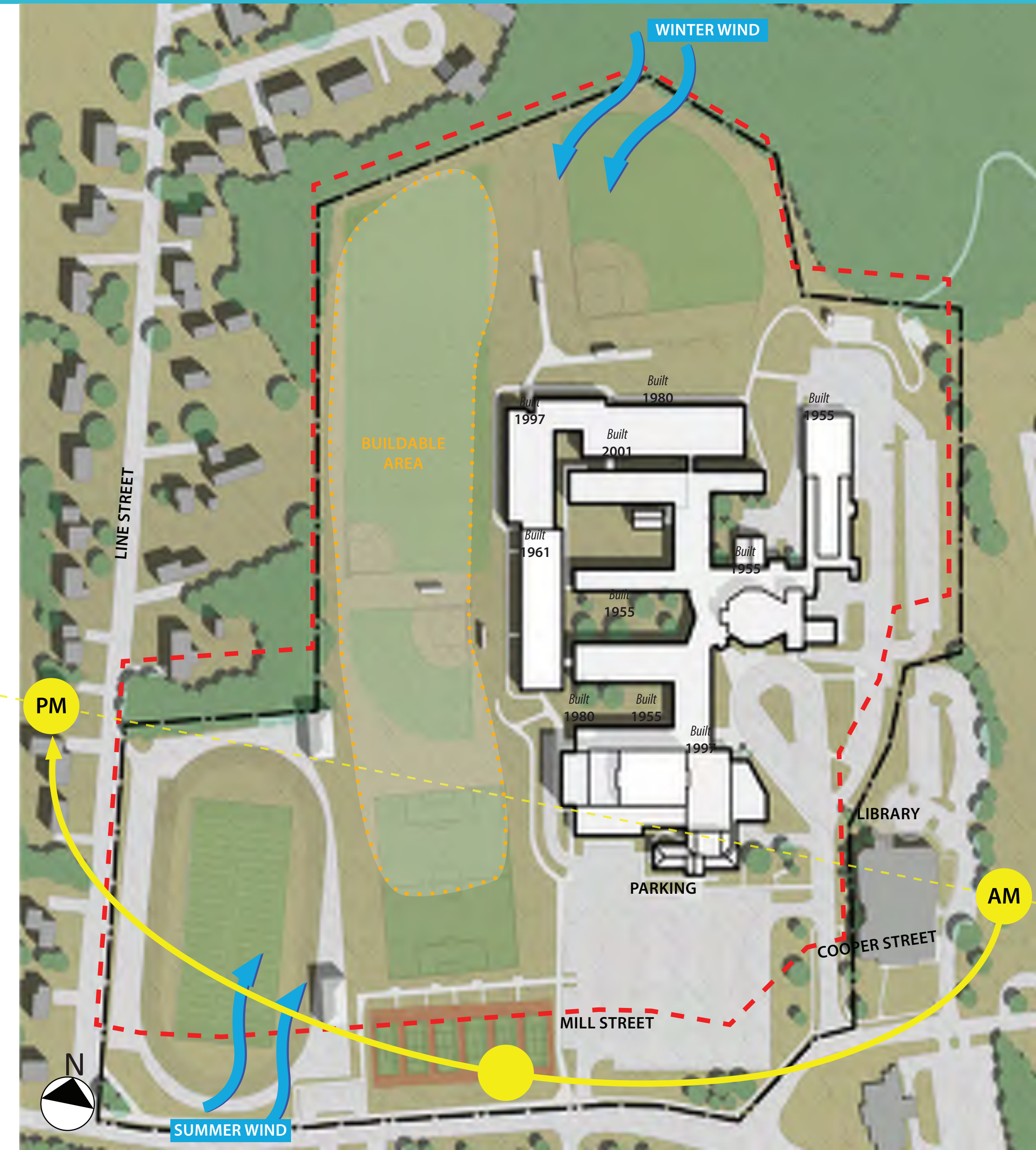
New Athletic Stadium / Tennis



Courtyard Landscape

Site Opportunities

1. Open Space: Stormwater Management Options
2. Open Space: Program Options
3. Open Space: Building Orientation Options
4. Vehicular Access: Efficient Vehicular Queueing and Parking
5. Vegetation: Existing Northern Deciduous Woodland = Views/Seasonal Interest; Campus Definition; Northern Wind Block; Solar Exposure; Habitat/Biodiversity
6. Recognize recently constructed Stadium, Tennis Courts and Baseball Field

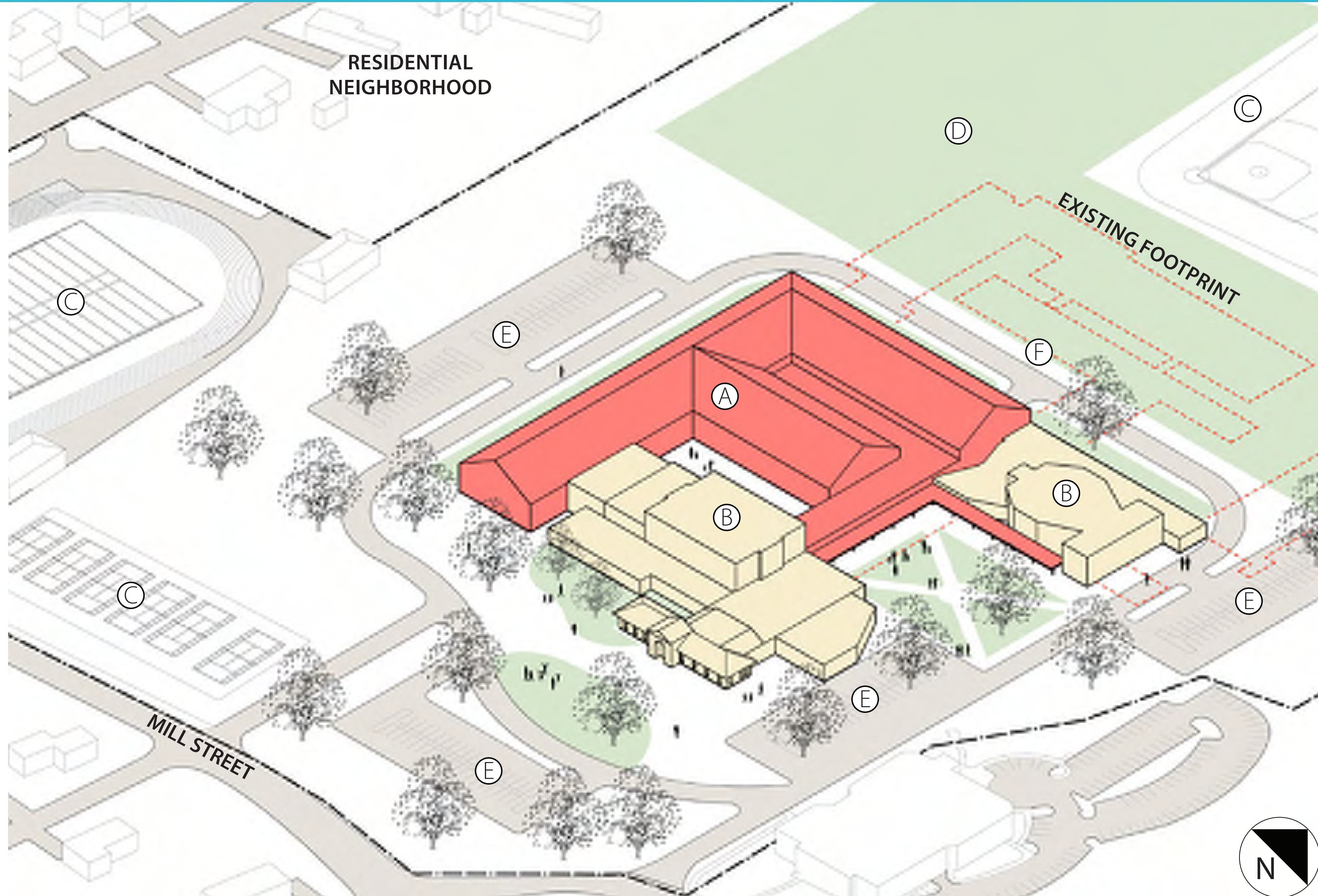


Initial Thoughts

ADDITION / RENOVATION CONCEPT

Key

- A) New School/New Addition
- B) Existing School
- C) Existing Fields to Remain
- D) New Fields
- E) Parking
- F) Access/Service Drive
- - Existing
- - New





Initial Thoughts

ADDITION / RENOVATION CONCEPT

Key

A) New School/New Addition

B) Existing School

C) Existing Fields to Remain

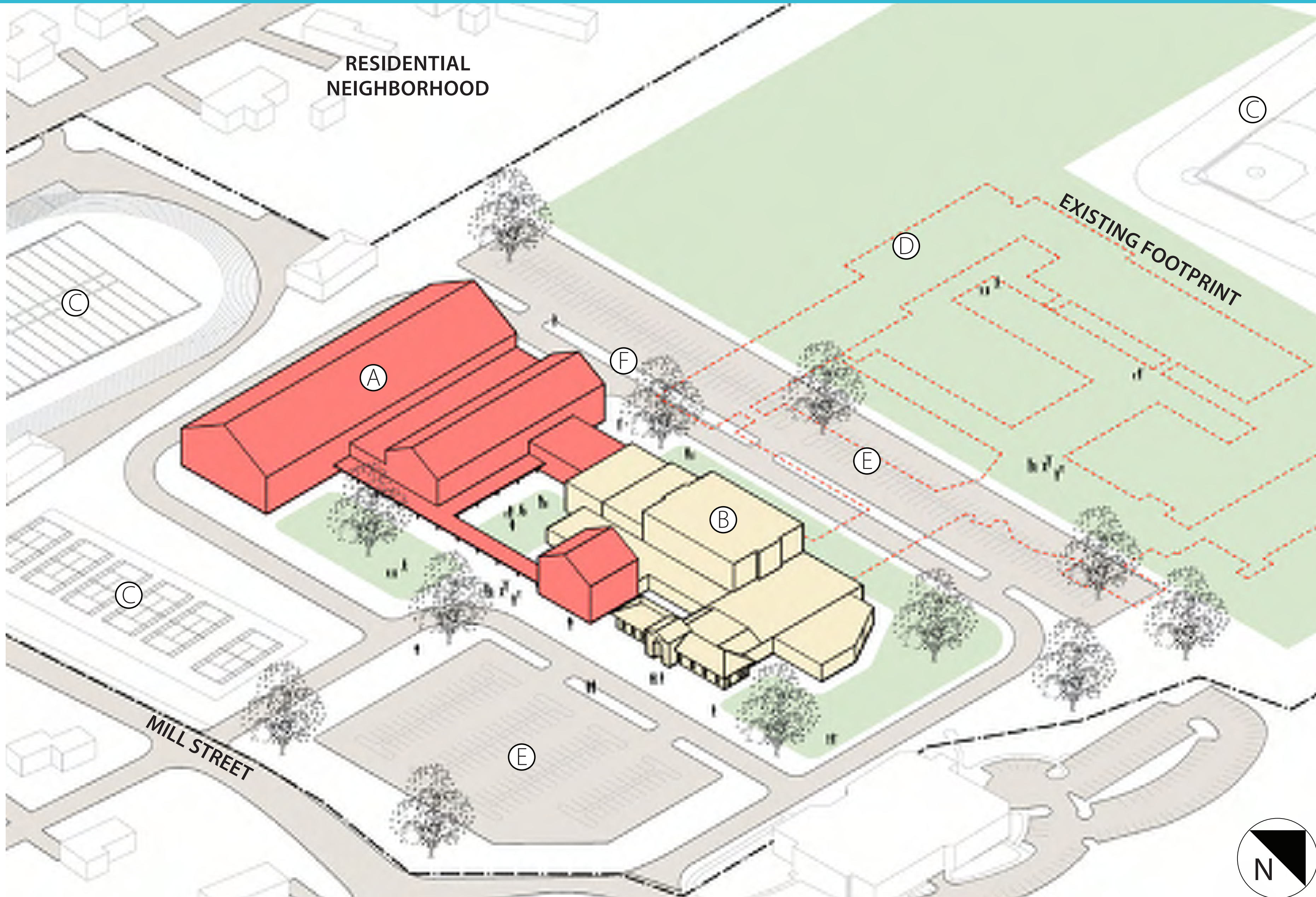
D) New Fields

E) Parking

F) Access/Service Drive

■ - Existing

■ - New





Key

A) New School/New Addition

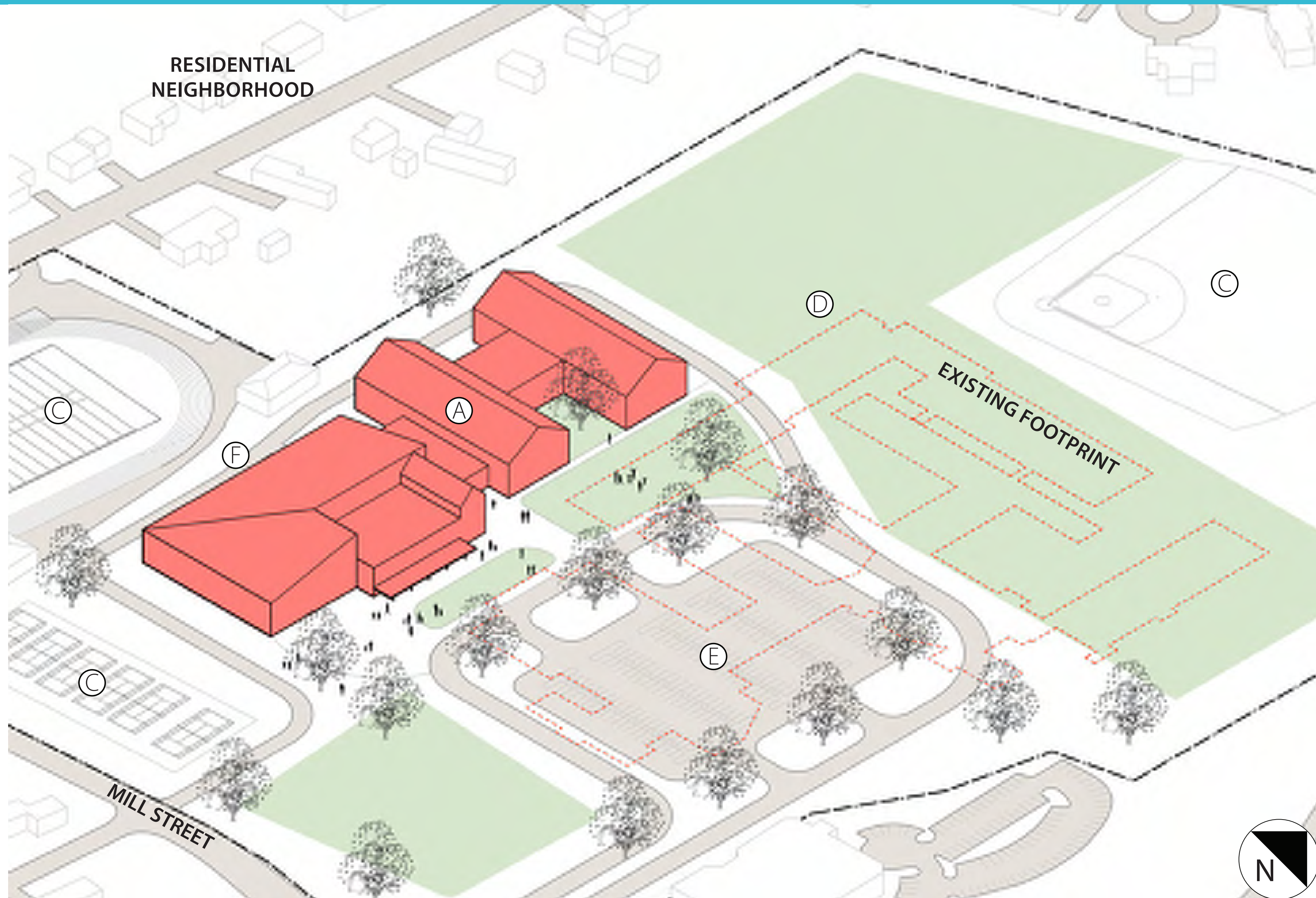
C) Existing Fields to Remain

D) New Fields

E) Parking

F) Access/Service Drive

■ - New





EXISTING CONDITIONS
EVALUATION, LOGISTICS AND COST
CONTROL

Existing Conditions Studies

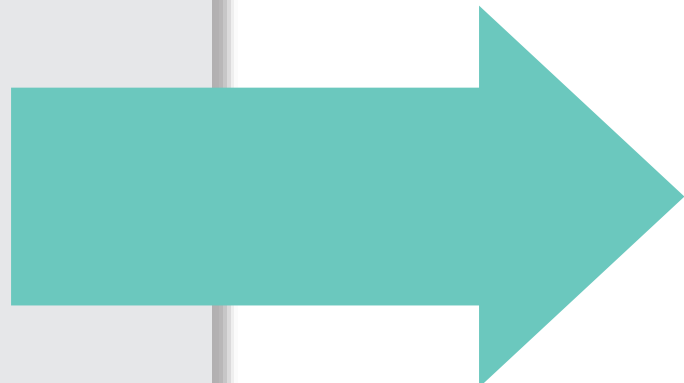
Gather Information

- Site Work
- Envelope
- Interior
- Mechanical
- Electrical
- Plumbing/Fire Protection



Prioritize

- Health & Safety
- Code Compliance
- ADA Compliance
- Energy Efficiency
- Durability
- Operations & Maintenance



Evaluate

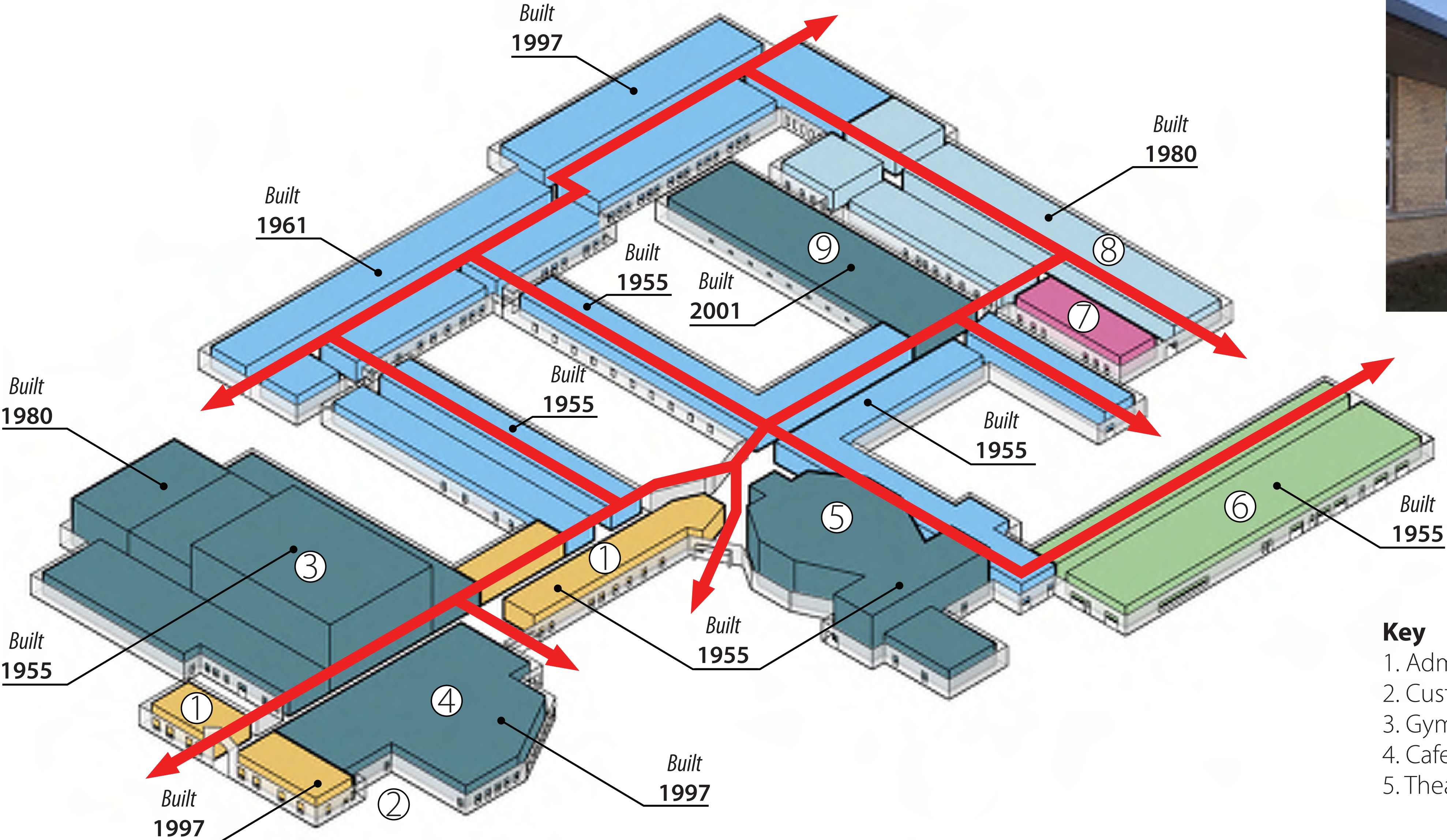
System	% Cost in a New Building	Existing Building
Substructure	5.0%	Adequate
Superstructure	16.0%	Adequate
Exterior Walls	7.0%	Salvageable
Exterior Doors & Windows	5.0%	Salvageable
Roofing	2.5%	Salvageable
Interior Partition Walls	4.0%	Salvageable
Interior Doors	1.5%	Unusable
Floor Finishes	6.0%	Unusable
Ceilings	4.5%	Unusable
Wall Finishes	2.5%	Salvageable
Elevators	0.5%	Required But Missing
Built-In Cabinets	1.7%	Unusable
Window Shades	0.1%	Unusable
Signs	0.1%	Unusable
Equipment & Specialties	1.6%	Unusable
Plumbing	5.0%	Salvageable
Fire Protection	2.0%	Required But Missing
HVAC	20.0%	Salvageable
Electrical	15.0%	Salvageable
Total	100.0%	82.0%

Key

- Adequate
- Salvageable
- Unusable
- Required But Missing

Existing Conditions Studies

EXISTING PROGRAM ORGANIZATION

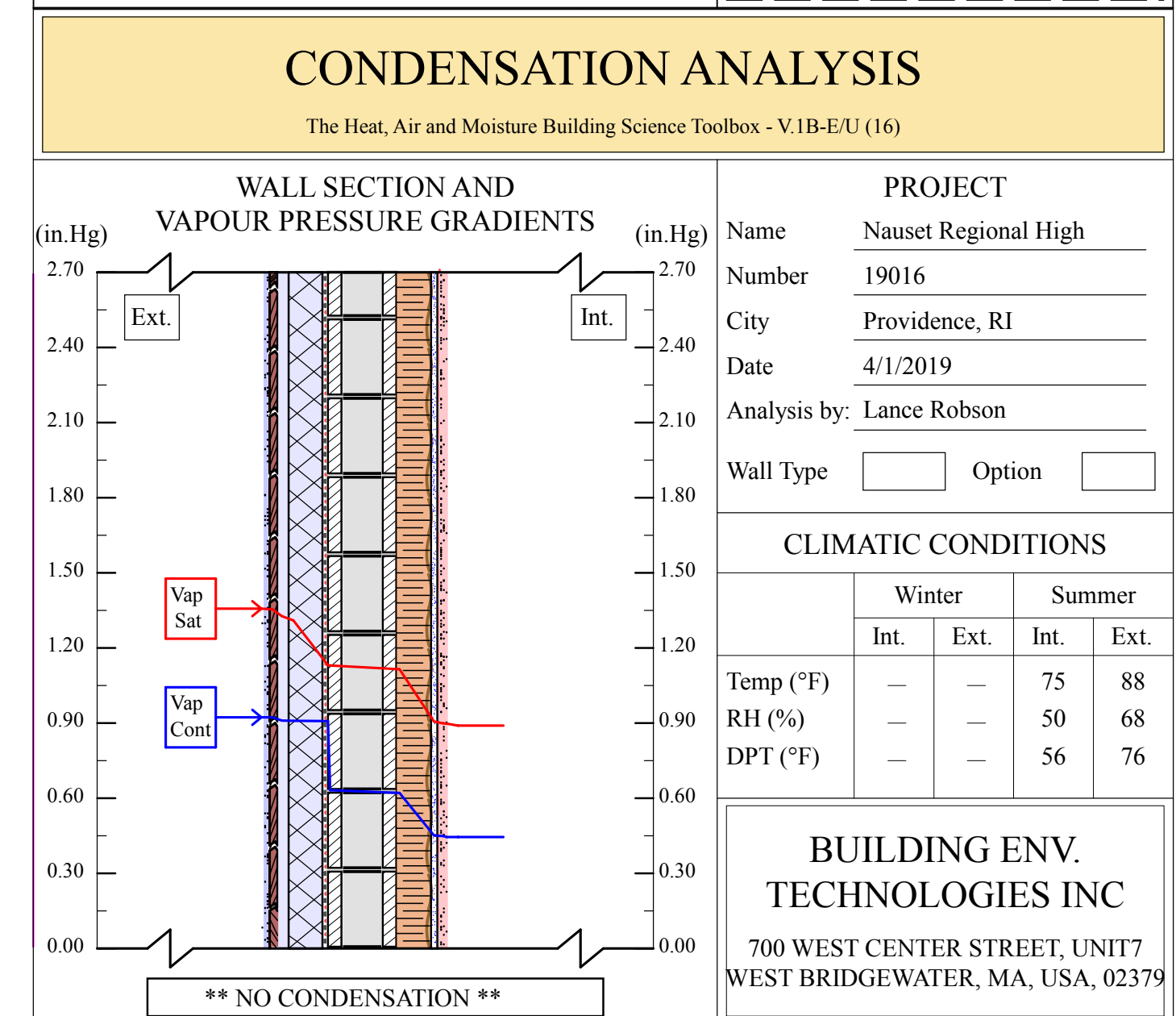
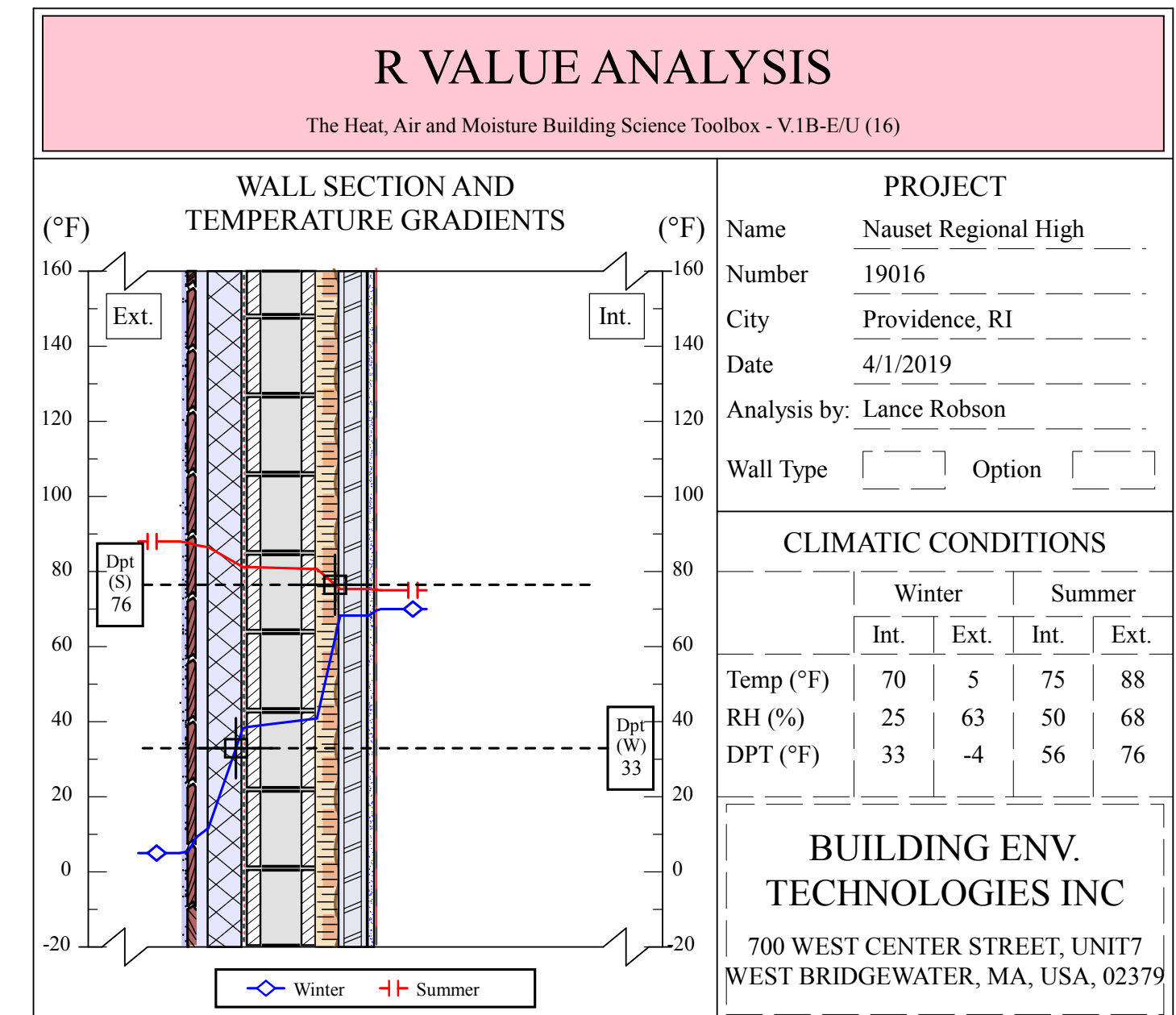
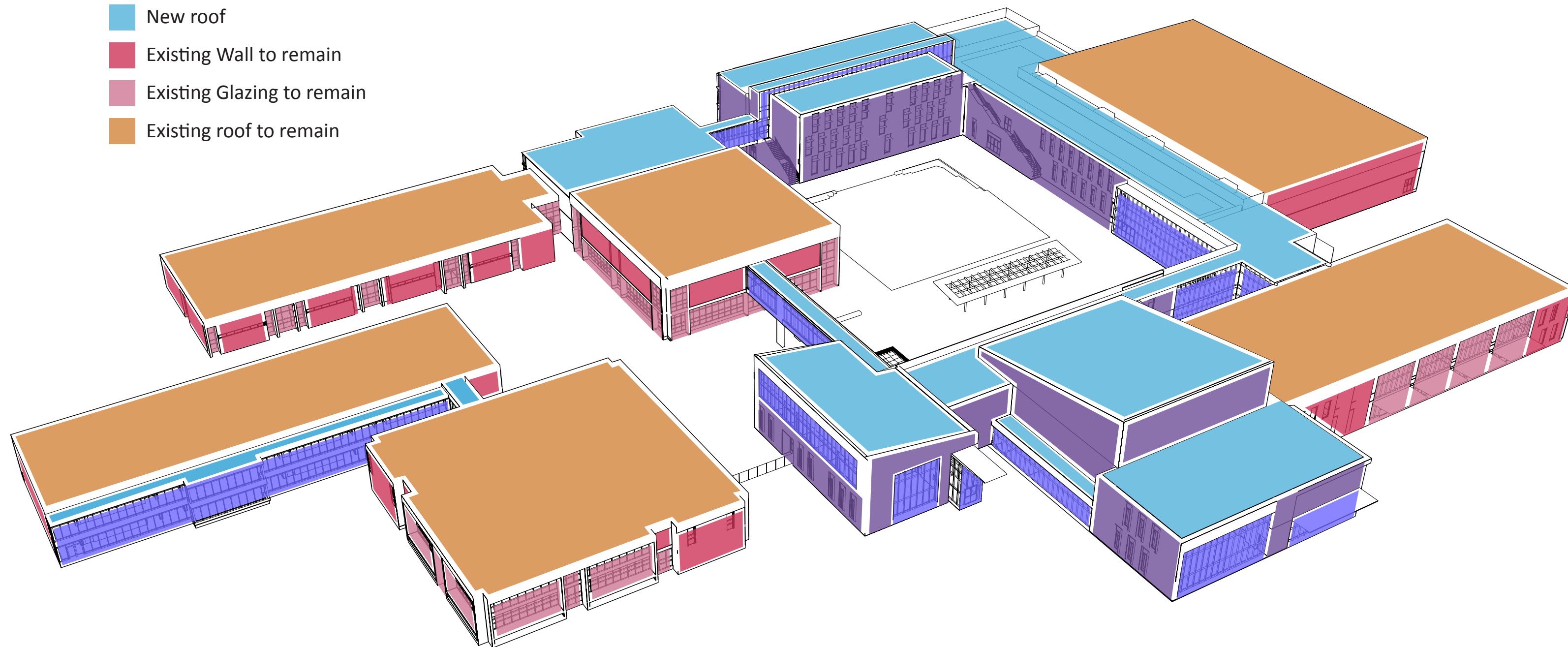


- Key**
- | | |
|-------------------|-----------------|
| 1. Administration | 6. Technology |
| 2. Custodial | 7. Art |
| 3. Gymnasium | 8. Science Labs |
| 4. Cafeteria | 9. Media Center |
| 5. Theater | |

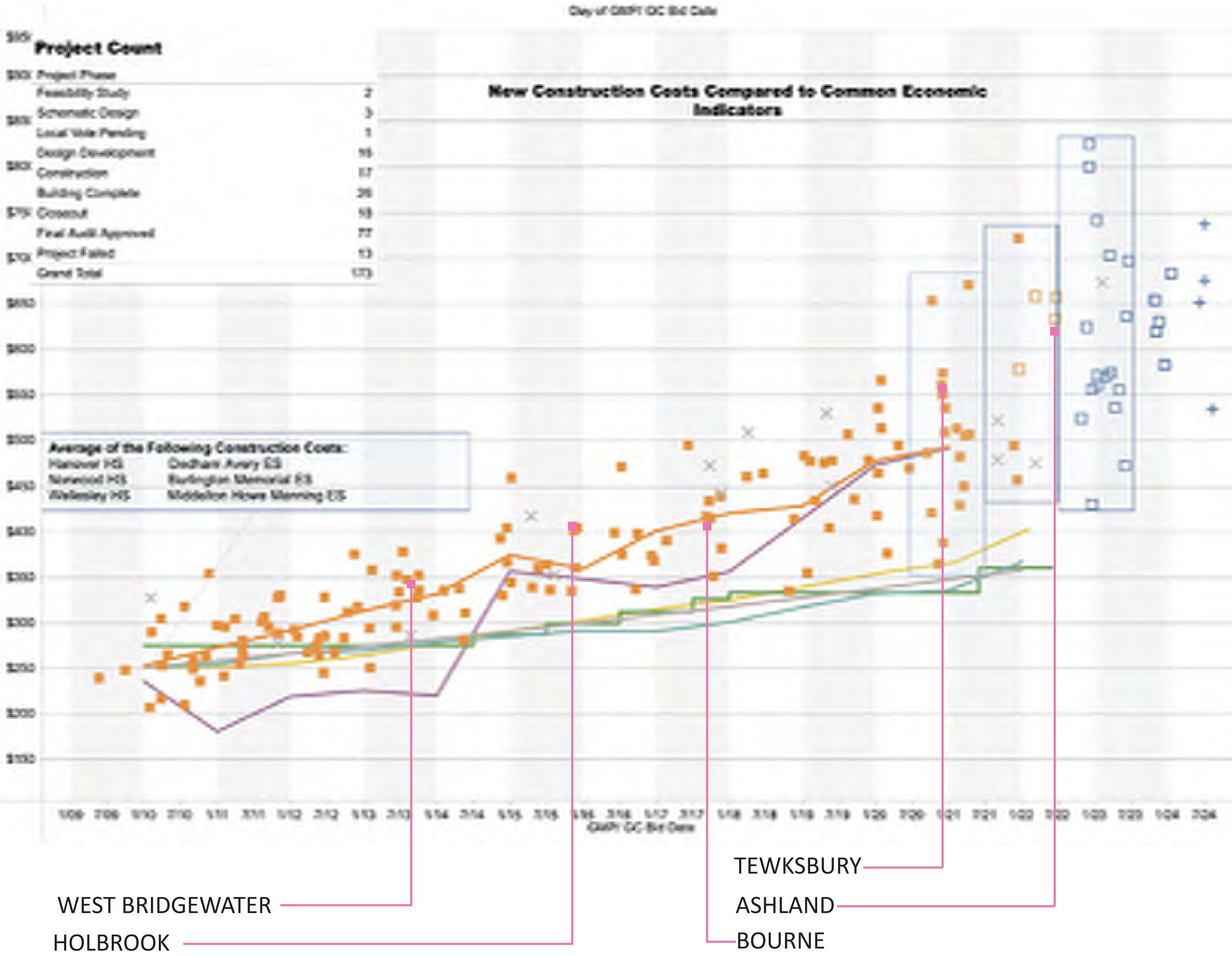
Analyzing Thermal Envelopes

65% of the existing buildings retained with strategies for improving performance developed

- New Wall
- New Glazing
- New roof
- Existing Wall to remain
- Existing Glazing to remain
- Existing roof to remain



Cost Effectiveness



West Bridgewater: DBB: 2013 Bid Date
SF: 141,250 gsf
SD Estimate:
Final Amount: 46,800,000
Construction Cost: \$331/sf

Ashland: CMR 2020/20 Bid Date SF:
104,900 gsf
SD Estimate: 77,450,800 Current
Contract: 69,000,000 **Construction Cost: \$658/sf** (*Net Zero with 16 acres sitework)

Holbrook: CMR 2015 Bid Date
SF: 217,353 gsf
SD Estimate: 81,146,185
Final Amount: 79,798,590
Construction Cost: \$367/sf

Nauset High School: DBB 2022 Bid Date
SF: 214,250 gsf New(103,500 sf) / Exist. (110,750 sf)
SD Estimate: 104,700,000
Construction Cost (Combined): \$488/sf

Bourne: DBB 2017 Bid Date
SF: 72,680 gsf
SD Estimate: 30,910,000
Final Amount: 28,334,000
Construction Cost: \$389/sf

Bartlett High School: DBB 2023 Bid Date
SF: 161,000 gsf
SD Estimate: \$78,200,000
Construction Cost (Combined): \$485/sf

Tewksbury: CMR 2019/20 Bid Date
SF: 139,500 gsf
SD Estimate: 77,450,800
Current Contract: 76,700,000
Construction Cost: \$495/sf
*Building/Site: \$69,170,000
*Athletic Stadium:\$7,530,000

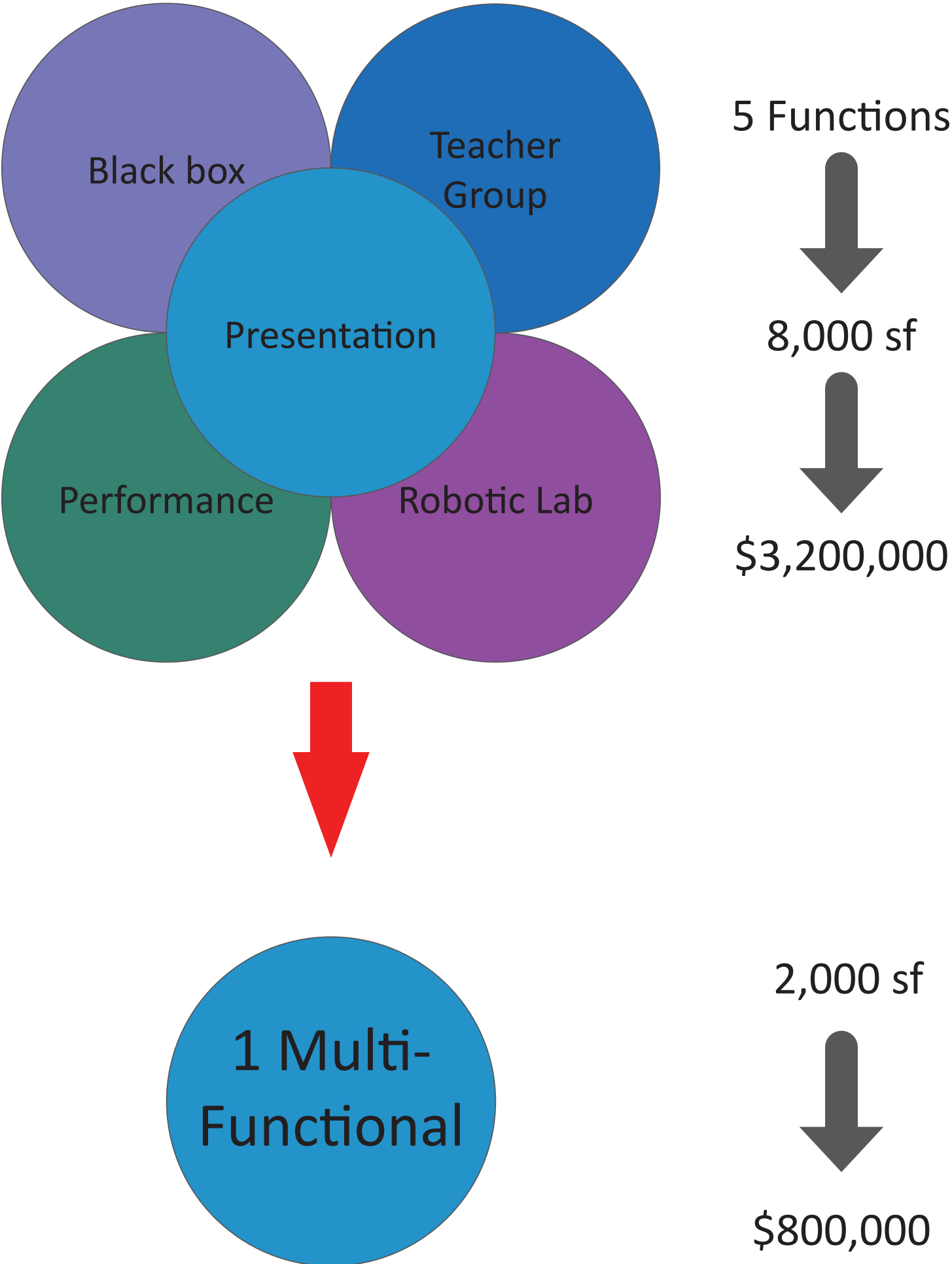
COST SUMMARY (AVERAGE)

New Construction: \$448 / SF

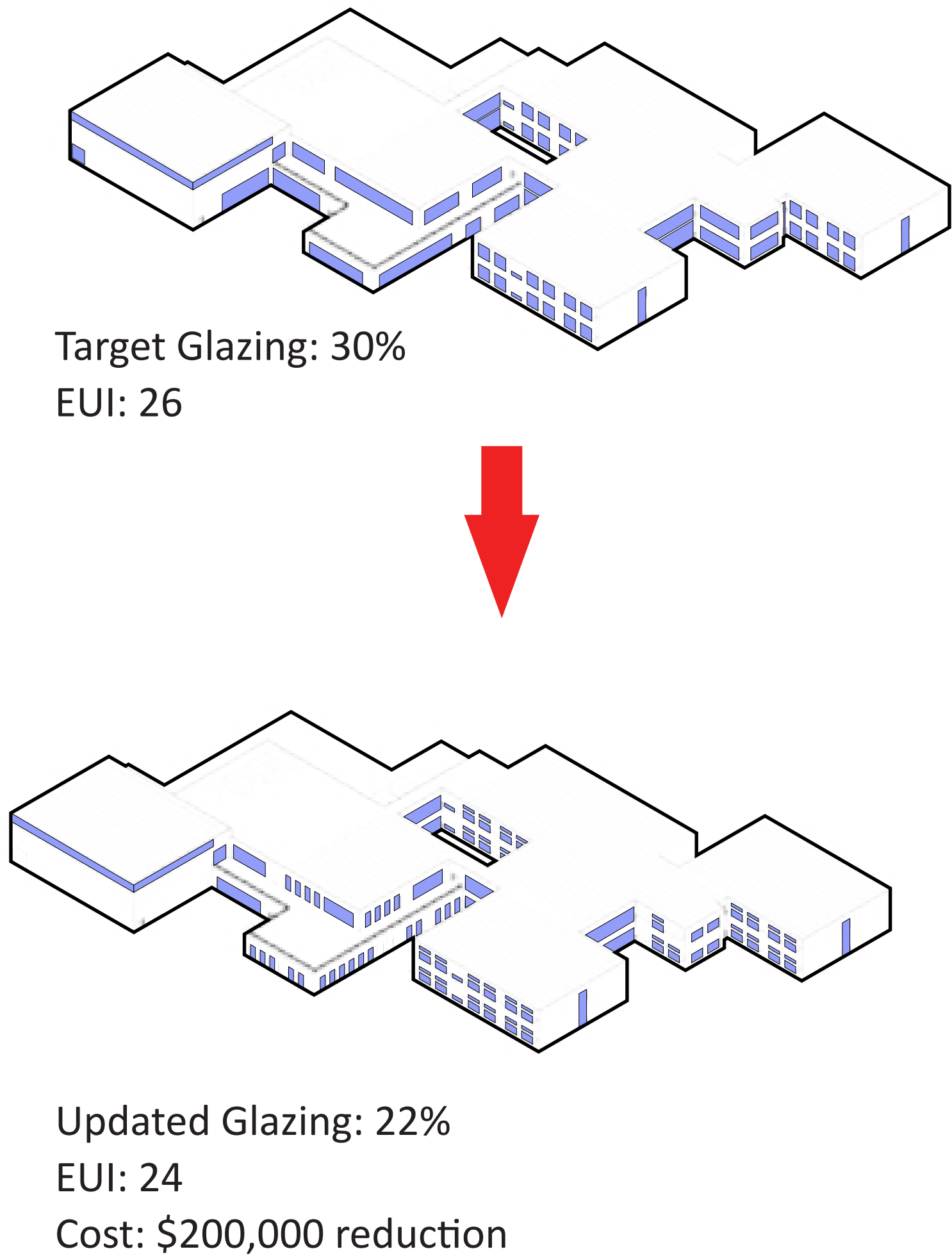
Addition/Renovation: \$486 / SF

Cost Effectiveness

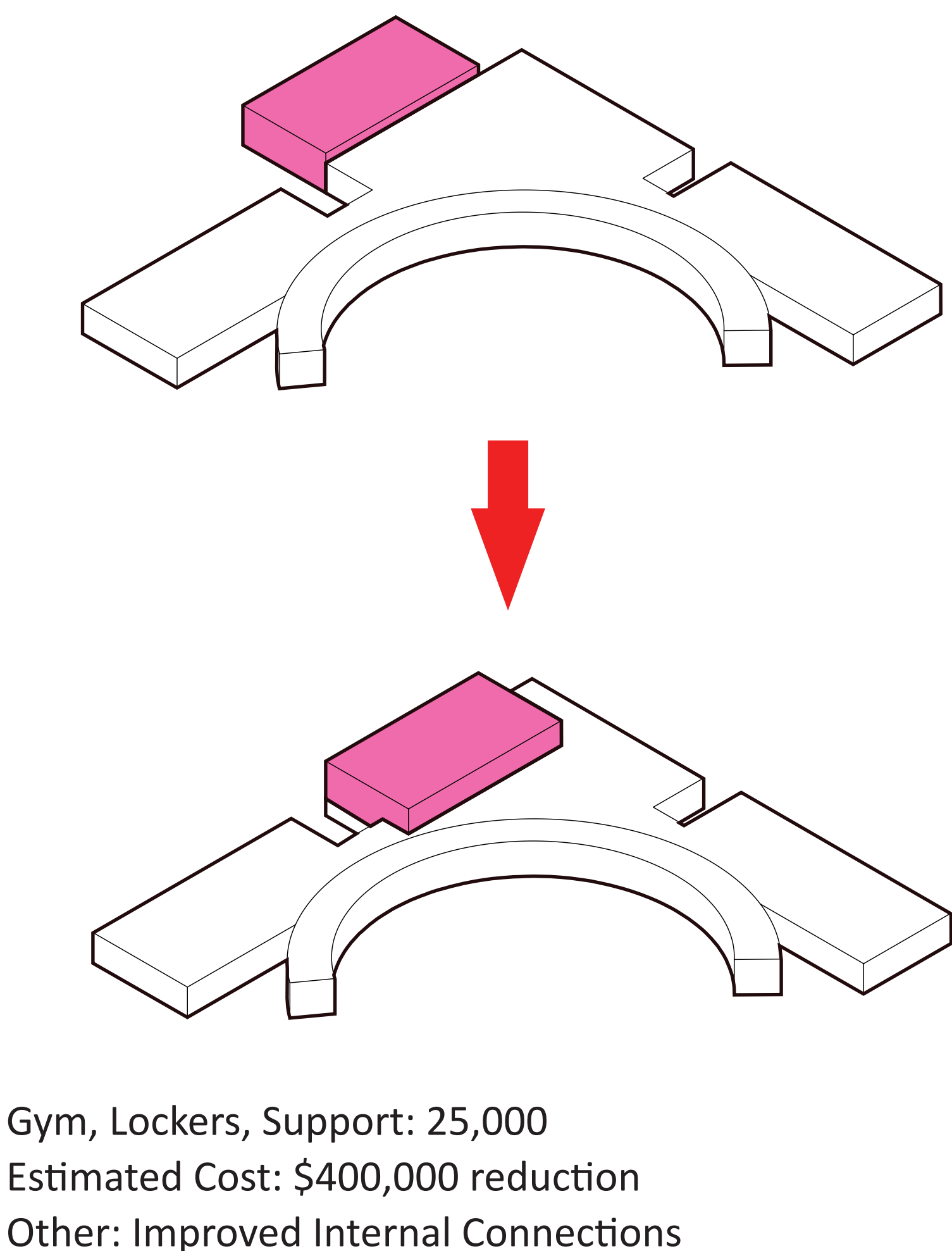
Consolidated Program



Reduction in Glazing



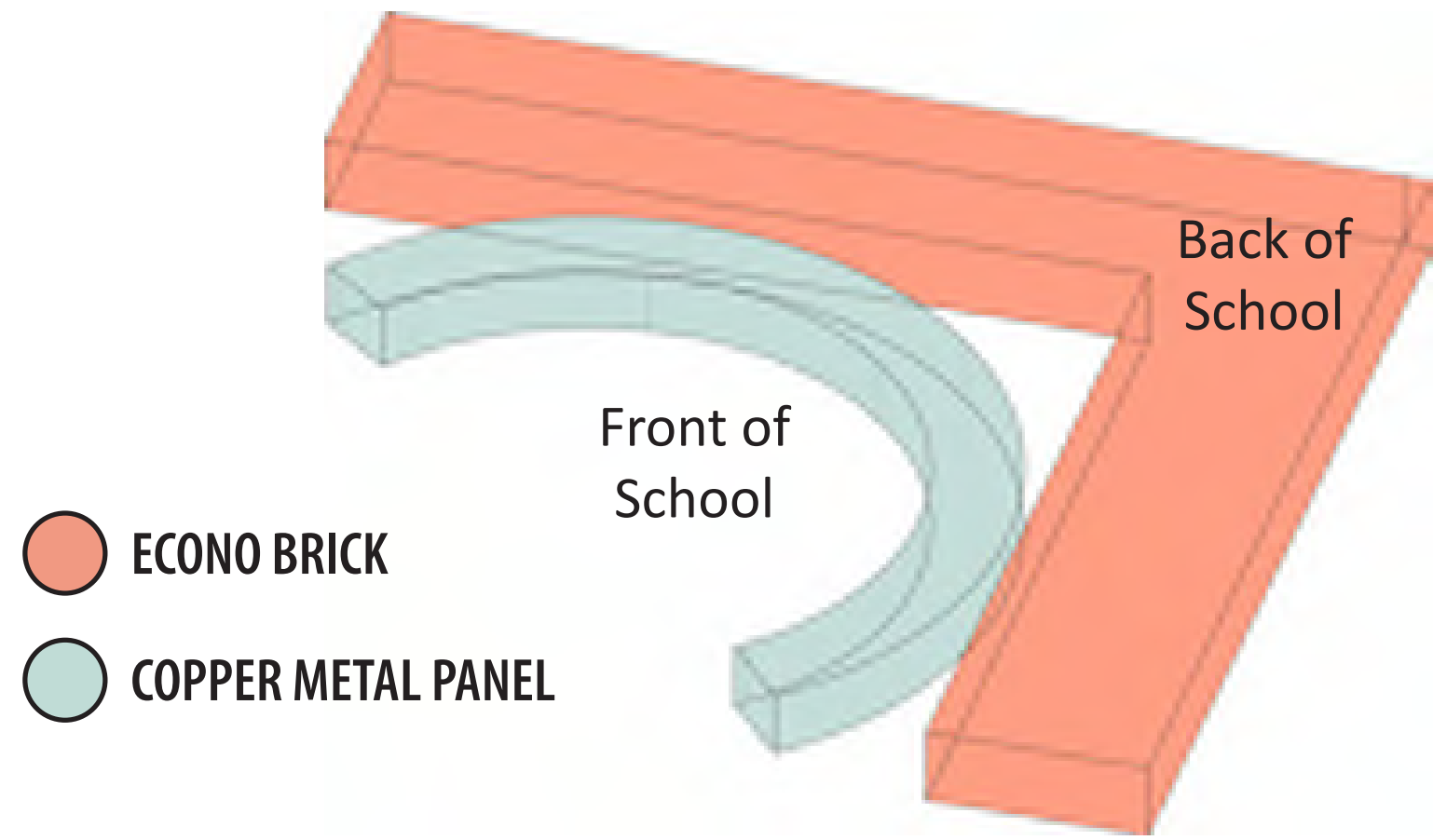
Reduction in Footprint



Conservative Design Approach

Mock-up Panels

Quality Control



Holbrook Material Diagram



AGAWAM HIGH SCHOOL



 **LeftField**
THE RIGHT CHOICE IN PROJECT MANAGEMENT



FLANSBURGH

Celebrating Over 60 Years of Educational Design



DESIGNER CONTRACT

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Table of Contents

Prescribed MSBA standard designer contract and contract forms – portion under review

Leftfield form developed with Flansburgh to clearly define scope, roles and deliverables

RFS documents, enrollment letter, Flansburgh proposal, interview slide deck etc. Recapping information that has been issued previously

Prescribed MSBA standard contractual forms



DESIGNER FEE SUMMARY

Feasibility Study (basic services – lump sum)	\$365,000
Schematic Design (basic services – lump sum)	\$320,000
<hr/>	
Total Contract	\$685,000
Reimbursable Allowances (not lump sum)	\$100,000



Total Project Budget Status Report

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0003-0000	Environmental & Site	\$ 100,000		\$ 100,000	\$ -	0%	\$ -	0%	\$ -	\$ 100,000	
0004-0000	Other	\$ 115,000		\$ 115,000	\$ 611	0%	\$ 611	1%	\$ -	\$ 114,389	
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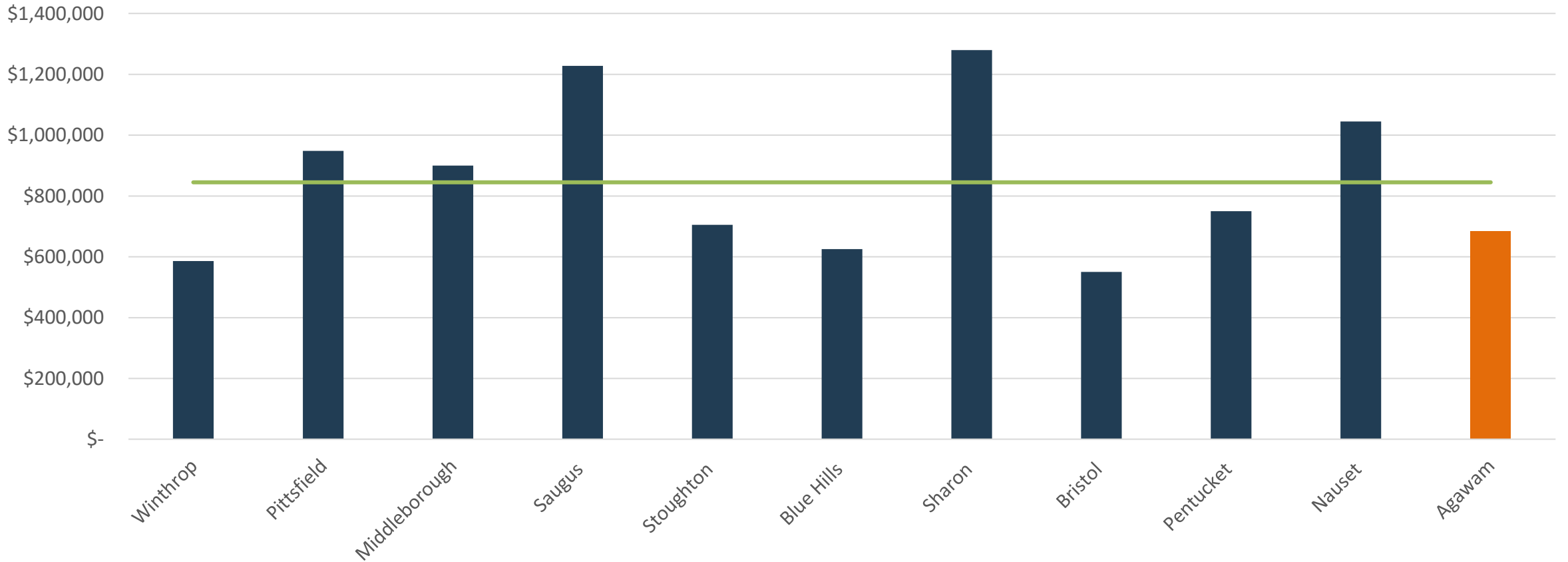
Available Owner Contingency is \$115,000



Designer Contract Costs for Feasibility Study/Schematic Design

2014 ⇨ 2020

Enrollment 700-1300



School Average

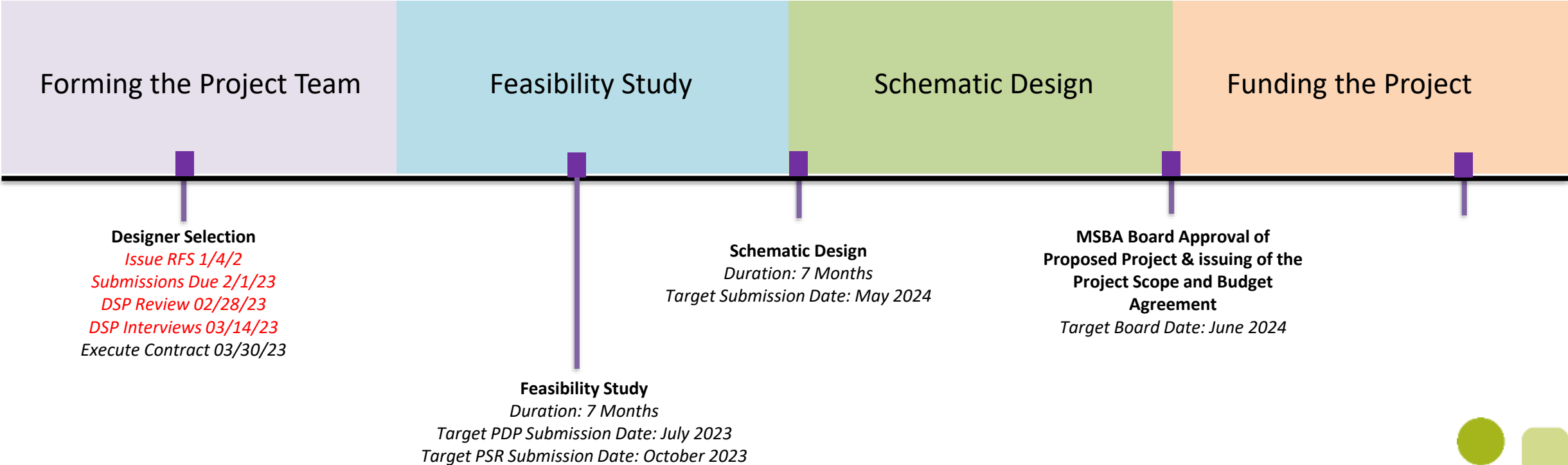


DESIGNER CONTRACT

VOTE: Motion to approve the Feasibility Study/Schematic Design Flansburgh contract as presented for a total contract fee of \$785,000, which is comprised of \$685,000 of a lump sum fee for basic services and \$100,000 of fee dedicated to reimbursable services allowance.



SCHEDULE UPDATE – NEXT STEPS



TODAY'S AGENDA

1. Call meeting to order
2. Approval of previous Meeting Minutes *[vote required]*
3. Review Project Budget, Approve Invoices & Commitments *[vote required]*
4. OPM & Designer Updates
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Thank You!
Q/A

