

Massachusetts School Building Authority  
10:00a.m., Wednesday, March 30, 2011  
Boston, MA  
Agenda

Minutes

1. Approval of February 9, 2011 Minutes – *Vote*

Executive Director Report

Project

A. Invitation to Feasibility Study - *Vote*

2. Exhibit A

Greater Lowell Regional Voc Tech - Greater Lowell Reg. Voc. Tech. HS  
Peabody - Higgins Middle School  
Revere - McKinley Elementary School  
Spencer East Brookfield - David Prouty High School

B. Green Repair Program

3. Green Repair Update

C. Authorization to Execute Project Funding Agreement - Green Repair Program, Estimated Total Facilities Grant **\$25.4M** – *Vote*

4. Amherst-Pelham: Amherst Regional MS - Estimated \$884K
5. Andover: Andover West MS- Estimated - \$601K
6. Brookfield: Brookfield ES - Estimated \$195K
7. Chelmsford: Byam ES - Estimated \$246K  
Chelmsford HS - Estimated \$888K
8. Dennis-Yarmouth: Ezra H. Baker ES - Estimated \$1.2M
9. Dudley-Charlton: Shepherd Hill Regional HS - Estimated \$400K
10. Fairhaven: Hastings MS - Estimated \$230K
11. Florida: Abbott Memorial ES - Estimated \$213K
12. Framingham: Mary E. Stapleton ES - Estimated \$588K
13. Gardner: Gardner HS - Estimated \$1.6M  
Elm Street School - Estimated \$284K  
Waterford Primary School - Estimated \$309K
14. Leicester: Leicester Memorial ES - Estimated \$33K  
Leicester MS - Estimated \$770K
15. Leverett: Leverett ES - Estimated \$270K
16. Lexington: Lexington HS - Estimated \$381K
17. Melrose: Melrose HS - Estimated \$533K
18. Mendon-Upton: Miscoe Hill School - Estimated \$1.9M
19. Narragansett: Phillipston Memorial School - Estimated \$86K  
Narragansett MS - Estimated \$689K
20. Needham: Pollard Middle School - Estimated \$1.1M
21. New Salem-Wendell: Swift River ES - Estimated \$793K
22. Newton: Bowen ES - Estimated \$59K  
Williams ES - Estimated \$115K
23. Orange: Butterfield ES - \$113K
24. Palmer: Old Mill Pond ES Estimated \$468K  
Converse MS - Estimated \$757K  
Palmer HS - Estimated \$1.2M
25. Reading: Birch Meadow ES - Estimated \$347K  
J. Warren Killam ES - Estimated \$637K
26. Shrewsbury: Spring Street School - Estimated \$584K
27. Sudbury: Peter Noyes ES - Estimated \$877K
28. Tantasqua: Tantasqua Regional Junior HS - Estimated \$ 600K
29. Walpole: Bird MS - Estimated \$190K

- 30. Westfield: Highland ES - Estimated \$695K  
Southampton Roads ES - Estimated \$717K
- 31. Weston: Weston MS - Estimated \$192K  
Weston HS - Estimated \$293K
- 32. Wilmington: Shawsheen ES - Estimated \$417K
- 33. Winchester: Lynch ES - Estimated \$533K
- 34. Woburn: Daniel F. Joyce MS - Estimated \$461K  
John F. Kennedy MS - Estimated \$1.8M

D. Recommendation for Preferred Schematic Design – *Vote*

- 35. Norton - Norton HS

E. Invitation to Project Scope and Budget – Estimated Total Facilities Grants of **\$ 245.6M** – *Vote*

- 36. Brookline: Heath ES - Estimated \$3.3 M
- 37. Douglas: Douglas IS - Estimated \$26.9M
- 38. Fall River: Morton MS - Estimated \$38.2M
- 39. Marblehead: Glover ES - Estimated \$10.2M
- 40. ~~New Bedford: McCoy Field House – Estimated \$3.0M~~ **WITHDRAWN**
- 41. Quincy: Center MS - Estimated \$33.0M
- 42. Southeastern Regional Vocational Technical: Southeastern Reg Voc Tech HS - Estimated \$26.0M
- 43. Springfield: Forest Park Middle School - Estimated \$39.0 (Waiting List)
- 44. West Springfield: West Springfield High School - Estimated \$68.8

F. Project Status

- 45. Project Overview Report

**Audit**

- 46. Audit Program Progress and Status Update
- 47. Audit Program Financial Savings Analysis
- 48. Approval of Final Audit with no appeal, Waiting List Project, MSBA grant of **\$40.8M** – *Vote*  
- Boston Burke High School \$40.8M
- 49. Approval of Final Audits with no appeals, New Program MSBA grants of - **\$922K**-*Vote*  
- Granby Jr. Sr. High School \$411K  
- North Attleborough Joseph W. Martin Elementary School \$320K  
- Walpole Bird Middle School \$190K

**Finance**

- 50. Finance Update.  
- Sales Tax Update  
- Year-to-Date Expenditures to Cities, Towns and Regional School Districts

**Legal**

- 51. MSBA letter to Securities and Exchange Commission

**Executive Session**



Massachusetts School Building Authority

Steven Grossman  
*Chairman, State Treasurer*

Katherine P. Craven  
*Executive Director*

March 30, 2011

Michael Yunits, Town Manager  
Town of Norton  
70 East Main Street  
Norton, MA 02766

Re: Norton Public Schools, Norton High School

Dear Mr. Yunits:

I am pleased to report that the Board of the Massachusetts School Building Authority ("MSBA") voted to approve the Town of Norton, as part of its Invitation for Feasibility Study, to proceed into schematic design for an addition and renovation project at Norton High School.

It is my understanding that the Town of Norton anticipates seeking community approval for this Proposed Project at Town Meeting on June 6, 2011 and at a Special Election on June 11, 2011. Therefore, it is critical that the District, in conjunction with its Owner's Project Manager and Designer, submit a schedule to the MSBA as soon as possible, which should include: the work plan to complete all of the required documentation for presentation to the MSBA's Board of Directors at its May 25, 2011 meeting and the anticipated design and construction schedule. We have attached a listing of the remaining deliverables for your use in preparing this schedule.

We will be contacting you soon to discuss these next steps in more detail, but in the meantime, I wanted to share with you the Board's vote to approve the Town of Norton, as part of its Invitation for Feasibility Study, to proceed into schematic design for the addition and renovation of Norton High School.

I look forward to continuing to work with you as the MSBA's new grant program progresses. As always, feel free to contact me or my staff at (617) 720-4466 should you have any questions.

Sincerely yours,

  
Katherine Craven  
Executive Director

Page 2  
Norton Letter  
March 30, 2011

Cc: Senator James Timilty  
Representative Fred Barrows  
Representative Steven Howitt  
Representative Elizabeth Poirier  
Robert W. Kimball, Jr., Chair, Norton Board of Selectmen  
Andrew Mackie, Chair, Norton School Committee  
Patricia H. Ansay, Superintendent, Norton Public Schools  
Margaret Wood, Owner's Project Manager, Pinck & Co.  
Gregory Smolley, Designer JCY Architecture  
File *Letters 10.2 (Region 6)*

Exhibit 'B'  
 Town of Norton  
 Schedule of Deliverables – Updated March 30, 2011

Deliverable	Status/ Received
Initial Certificate of Compliance	Complete
School Building Committee	Complete
Local Vote Authorization	Complete
Enrollment Questionnaire	Complete
Executed Enrollment Certification	Complete
Educational Space Summary	Complete
OPM Selection	Complete
Executed MSBA Standard OPM Contract	Complete
Designer Selection	Complete
Executed MSBA Designer Standard Contract	Complete
MSBA Educational Space Template	Complete
Preliminary Evaluation of Alternatives	Complete
Budget Statement for Preferred Schematic Design	Complete
Recommendation of Preferred Schematic Design	Complete
Final Design Program for Preferred Schematic Design	Still Required
Schematic Building Floor Plans	Still Required
Room Data Sheets	Still Required
A letter from the Superintendent demonstrating SPED compliance with Chapters 70 & 71B	Still Required
Schematic Exterior Building Elevations	Still Required
Mass DESE Special Education Space Approval Letter	Still Required
Narrative Building Systems Descriptions	Still Required
Preliminary Summary of Ineligible Spaces	Still Required
Construction Systems: Outline of Specifications	Still Required
MA-CHPS Scorecard	Still Required
Furnishings, Fixtures & Equipment Specification and Estimate	Still Required
Value Engineering Plan for Detailed Design	Still Required
Total Project Budget	Still Required
Construction Estimate; Unifomat II, Level 3	Still Required
MSBA Form 3011	Still Required
Project Cash Flow	Still Required
Project Schedule	Still Required

# Projected Costs

Preliminary Cost Comparison (to be validated by cost estimators)	Option 1: Renovation Only (code compliant)	Option 2.1: One-Story Addition	Option 2.2: Two-Story Addition	Option 3: Replacement (New Building)
SF of Renovation	130,000 SF	130,000 SF	130,000 SF	0 SF
SF of New Construction	7,800 SF	22,000 SF	32,000 SF	150,000 SF
Total Square Feet	137,800 SF	152,000 SF	162,000 SF	150,000 SF
Hard (Construction) Cost				
Total Construction Budget	\$14,699,261	\$21,950,301	\$24,336,311	\$38,771,325
Construction Contingency (6%)	\$881,956	\$1,317,018	\$1,460,179	\$2,326,280
Total Construction & Contingency	\$15,581,217	\$23,267,319	\$25,796,490	\$41,097,605
Equipment Cost Allowances	\$840,000	\$1,680,000	\$1,680,000	\$1,680,000
Soft Costs	\$3,620,921	\$3,630,918	\$4,354,476	\$6,498,157
Total Project Cost	\$18,728,440	\$28,578,237	\$31,830,966	\$49,275,762
Reimbursement Rate	28%	54 - 60%	54 - 60%	45%
Cost to Town (projected)	\$13,484,477	\$12,002,860	\$13,369,006	\$27,101,669

## Preliminary Cost Comparison

Preferred Schematic

Two story addition

### Hard (Construction) Cost

Site Costs	\$1,304,000
Abatement	\$350,000
Demolition	\$40,000
Minor Renovation	\$660,000
Moderate Renovation	\$2,000,000
Major Renovation	\$9,350,000
New Construction	\$5,920,000
<b>Subtotal Construction</b>	<b>\$19,624,000</b>
General Conditions (6%)	\$1,177,440
Bonds (.65%)	\$127,556
Insurance (1.25%)	\$245,300
Permit	NIC
Overhead and Fee (3%)	\$588,720
Escalation to mid-point (5%)	\$981,200
Design/Pricing Contingency (7%)	\$1,592,095
<b>Total Construction Budget</b>	<b>\$24,336,311</b>
Construction Contingency (6%)	\$1,460,179

These items describe the components of the contractor's cost of work

### Equipment Cost Allowances

Technology	\$840,000
Furniture, Fixtures & Equipment	\$840,000
* Estimated at \$600-1200/student	

### Soft Costs

Fees and Project Costs	
Legal	\$50,000
OPM	\$972,000
Architecture/Engineering	\$2,832,007
Testing Services	\$39,208
Other Project Costs	
Site Survey	\$10,000
Traffic Consultant	\$20,000
HazMat Monitoring	\$35,000
Structural Peer Review	\$9,802
Geotech Services & Design	\$19,604
Utilities: Water Dept. permit	\$70,000
Moving Expenses	\$10,000
Owner's Contingency (4%)	\$286,855
<b>Soft Cost Subtotal</b>	<b>\$4,354,476</b>

<b>Project Cost</b>	<b>\$31,830,966</b>
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Contractor's Pre-Construction fee \$100-150,000

Note: Sewer, track and bleachers costs carried separately

## MEMORANDUM

**To: Norton High School Building Committee**  
**From: Margaret Wood**  
**Re: Thoughts on Norton High School's Art program**  
**Date: 5 April 2011**

The following memo summarizes my observations and recommendations on the student art program for the Committee's discussion.

### Most successful aspects of Norton's art program

- The ceiling panel and walls within the building are offered as a "scaffolding" for student artwork
- Students are offered an opportunity to leave their "mark" on the building
- The choice of what and what the "mark" will be in an empowering opportunity
- The opportunity to leave a mark is a reward for academic performance
- The availability of space within a grid is a powerful metaphor for finding one's place in society
- The building is enormously enriched by the students' artwork

### Least successful aspects:

- The available media are limited (ceiling panels, concrete block wall surfaces) and flat.
- The use of only two media throughout the school misses opportunities for differentiation
- The ceiling panels all need to be removed for construction and have proven to be fragile
- The capacity of the ceiling system and wall to provide space for art is finite

### Proposal:

Utilize the successful aspects of the art program to create a proposal for future art in the building which continues to further enrich the school environment. Make the program sustainable (capable of infinite renewal).

### Specific suggestions:

- Develop a concept for each space to have a scaffold for artwork. Consider issues of scale (matching the size of the artwork to the size of the room), activity, and academic focus, as well as the spatial aspects of the room.
- Develop a larger range of media which could be created/displayed and interweave ideas of media to further differentiate spaces. Possible media could include: painting on canvas, drawing, ceramics, printmaking, fabric and textile work, sculpture, woodworking, metalwork and electronic art.
- Ask current and former students body to identify a certain number of ceiling panels which should be preserved as part of the building history on display in a major space (library, auditorium, cafeteria, public corridor).
- Auction or sell ceiling panels not selected for preservation to fund a scholarship or other community goal.
- Provide the opportunity annually for students to take their artwork with them
- Develop a limit for the time that art will be displayed



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