



Haverhill Public Schools
Consentino Middle School

Public Meeting #2

03/09/2022



Agenda

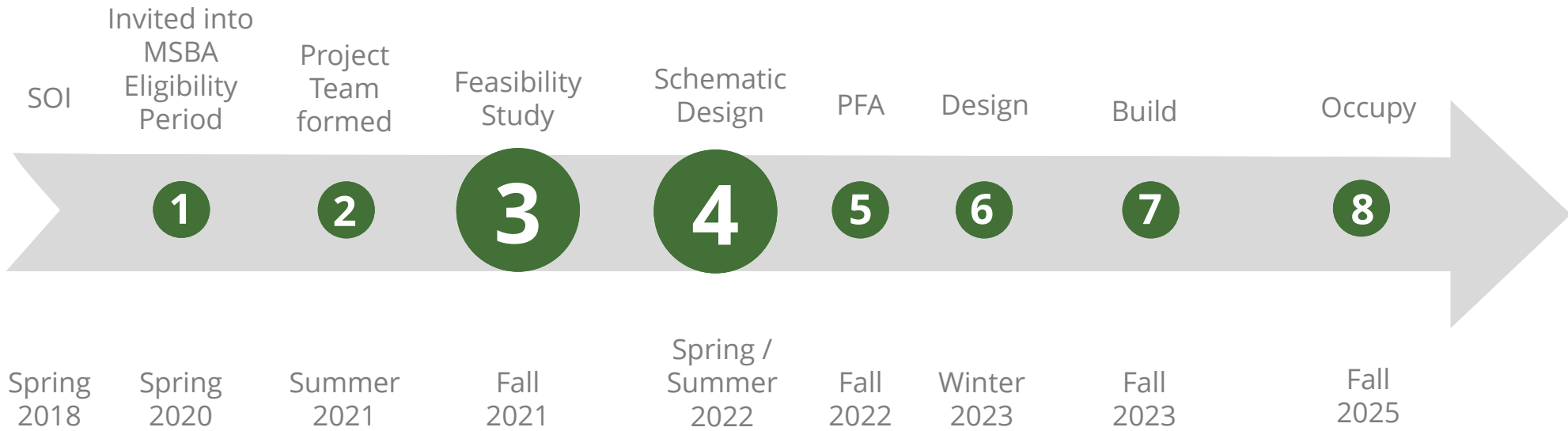
- MSBA Process
- PDP Outcomes
- Design Progress
- Next Steps
- Questions, Comments, and Feedback
- Adjourn

MSBA

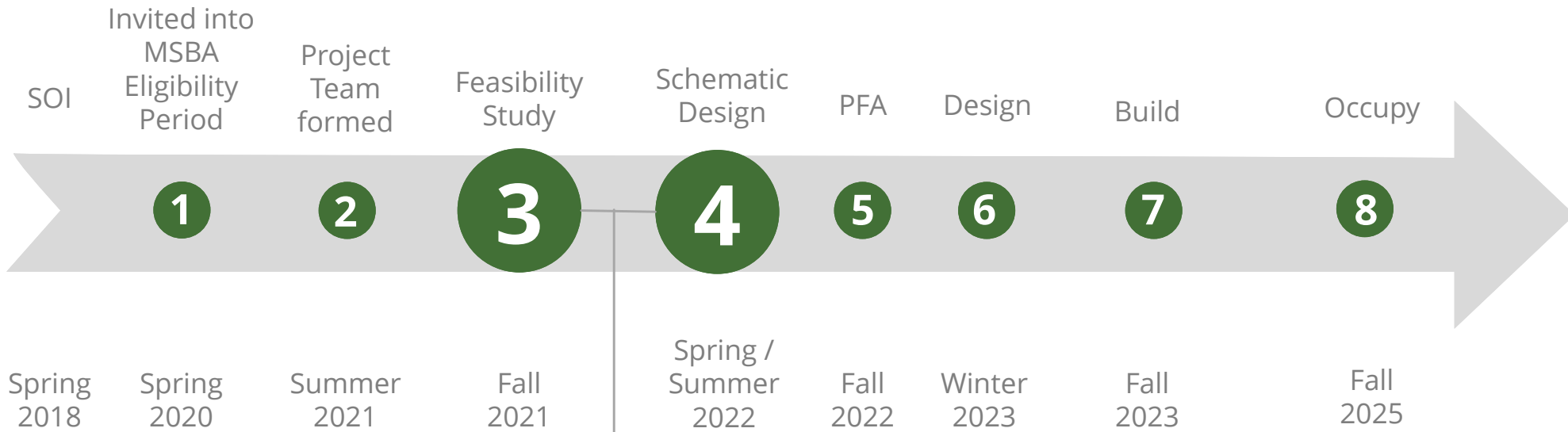
Massachusetts School Building Authority

Process

MSBA PROCESS

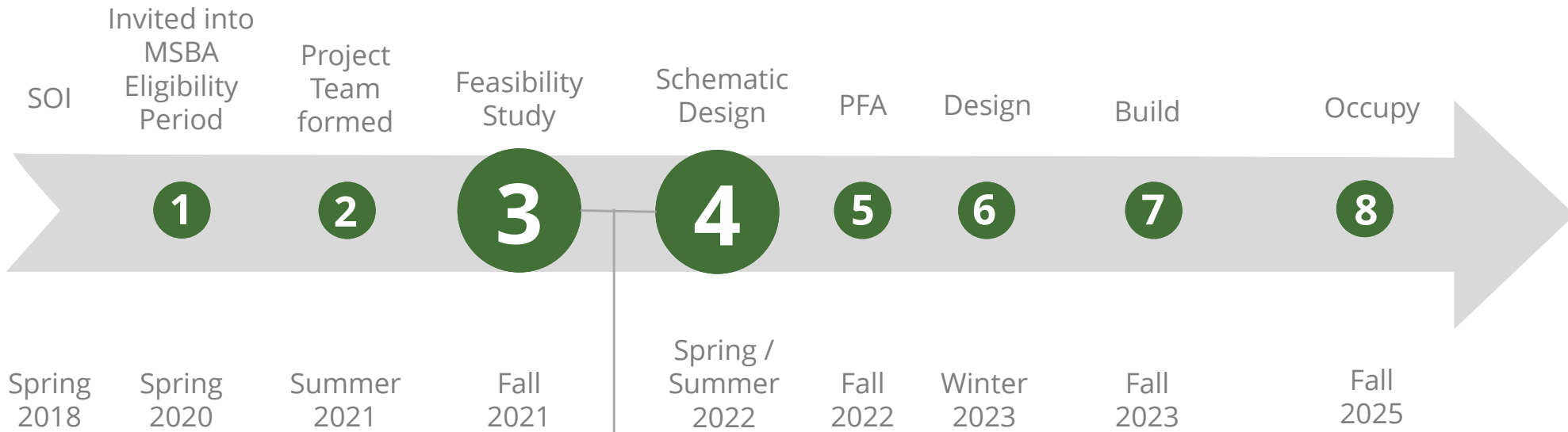


MSBA PROCESS



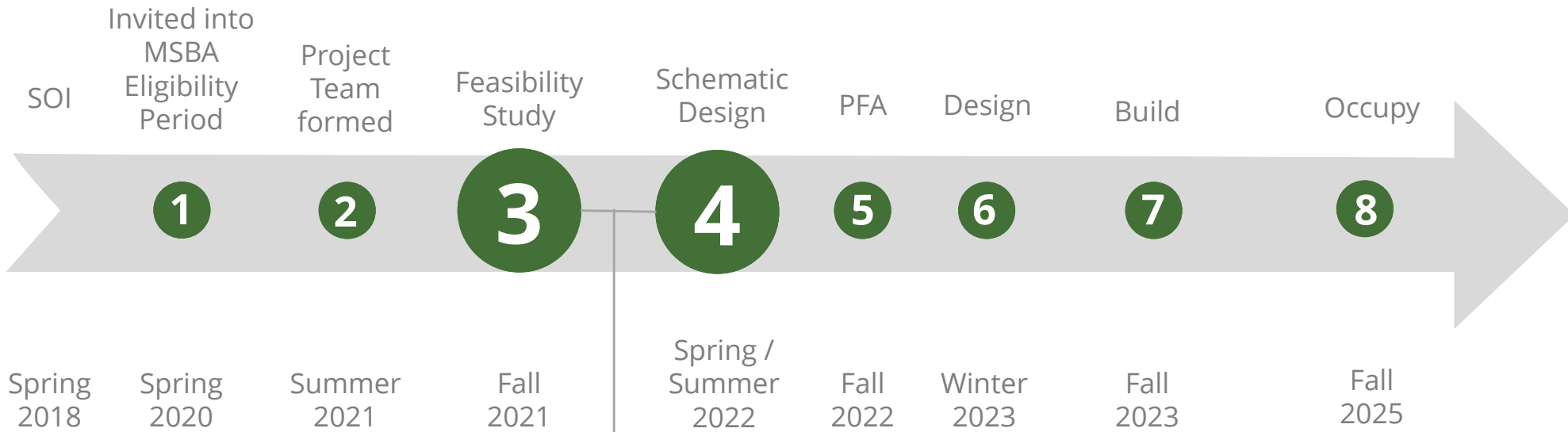
- Preliminary Design Program - *Submitted*
 - Define the Project
 - Explore Many Alternatives & Cost Estimates
 - Pick Short List for Further Development

MSBA PROCESS



- Preliminary Design Program – *Submitted*
 - Define the Project
 - Explore Many Alternatives & Cost Estimates
 - Pick Short List for Further Development
- Preferred Schematic Report – *April 2022*
 - Refine Short List of Alternatives & Cost Estimates
 - Identified Preferred Alternatives for Schematic Design

MSBA PROCESS



- Preliminary Design Program – *Submitted*
 - Define the Project
 - Explore Many Alternatives & Cost Estimates
 - Pick Short List for Further Development
- Preferred Schematic Report – *April 2022*
 - Refine Short List of Alternatives & Cost Estimates
 - Identified Preferred Alternatives for Schematic Design
- Schematic Design – *September 2022*
 - Refine Preferred Alternative & Cost Estimate
 - Develop Project Scope & Budget Agreement

MSBA PROCESS

3

4

SEPT
2021

FEASIBILITY STUDY

May
2022

SCHEMATIC DESIGN

November
2022

PLANNING

DESIGN

Identify Short List of Options - Jan 2022

Public Information Sessions - March 9th & April 13th

Select Preferred Option

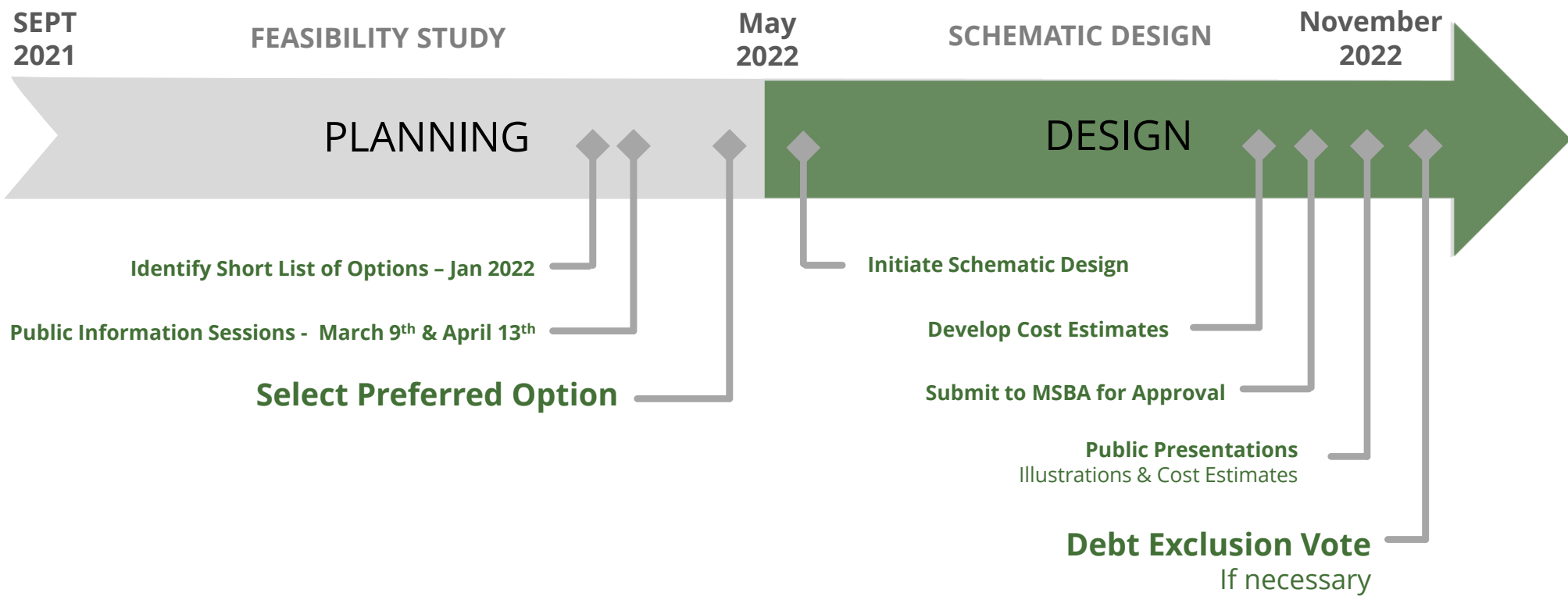
Initiate Schematic Design

Develop Cost Estimates

Submit to MSBA for Approval

Public Presentations
Illustrations & Cost Estimates

Debt Exclusion Vote
If necessary





715

5TH-8TH
Current
Configuration



985

5TH-8TH
Tilton Upper
Remains in
Service



1,080

5TH-8TH
w/o Tilton Upper
in Service

PDP

Preliminary Design Program

Outcomes

715 Students

Repair Only & Renovation Only



Repair \$66.2M - \$70.3M
Renovation \$66.2M - \$70.3M

Renovation Addition 2-Story



\$120.5M - \$127.9M

Renovation Addition 3-Story



\$125.8M - \$133.6M

Renovation Addition 4-Story



\$127.4M - \$135.3M

All New Construction 3-Story, A



\$130.2M - \$138.2M

All New Construction 3-Story, B



\$131.5M - \$139.6M

All New Construction 3-Story, C

985 Students

Renovation Addition 2-Story



\$161.0M - \$70.9M

Renovation Addition 3-Story



\$159.5M - \$168.3M

Renovation Addition 4-Story



\$165.1M - \$175.3M

All New Construction 3-Story, A



\$163.9M - \$174.0M

All New Construction 3-Story, B



\$168.6M - \$179.1M

All New Construction 3-Story, C



\$166.9M - \$177.3M

1080 Students

Renovation Addition 2-Story



\$172.1M - \$182.8M

Renovation Addition 3-Story



\$169.4M - \$179.9M

Renovation Addition 4-Story



\$175.8M - \$186.7M

All New Construction 3-Story, A



\$174.2M - \$185.0M

All New Construction 3-Story, B



\$178.2M - \$189.3M

All New Construction 3-Story, C



\$177.5M - \$188.5M

Consentino Middle School Evaluation Criteria
12.21.2021

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
	type	RO.715-A	R.715-A	AR.715-A	AR.715-C	N.715-A	N.715-B	N.715-C	AR.985-A	AR.985-B	AR.985-C	N.985-A	N.985-B	N.985-C	AR.1080-A	AR.1080-B	AR.1080-C	N.1080-A	N.1080-B	N.1080-C
		Repair Only	Reno Only	Add-Reno	Add-Reno	New	New	New	Add-Reno	Add-Reno	Add-Reno	New	New	New	Add-Reno	Add-Reno	Add-Reno	New	New	New
	Enrollment	715	715	715	715	715	715	715	985	985	985	985	985	985	1080	1080	1080	1080	1080	1080
A	Education	40%	2.00	2.00	3.00	4.00	3.00	4.00	3.00	3.00	4.00	5.00	4.00	4.00	3.00	3.00	4.00	5.00	4.00	4.00
B	Site / Traffic	4%	1.50	4.50	4.50	4.50	5.00	4.00	4.00	1.50	4.00	4.00	3.50	3.50	2.00	2.00	3.50	4.50	4.00	3.50
C	Community-Green Space	3%	2.00	3.00	4.00	4.50	5.00	4.50	3.00	3.50	4.50	5.00	5.00	3.00	3.00	3.50	4.50	5.00	5.00	3.00
D	Enrollment	8%	1.00	1.00	2.00	2.00	2.00	2.00	4.00	4.00	4.00	4.00	4.00	4.00	5.00	5.00	5.00	5.00	5.00	5.00
E	Construction Logistics (site)	5%	1.00	1.00	2.00	3.00	4.00	4.50	3.00	3.00	3.00	3.00	5.00	4.50	3.00	3.00	3.00	5.00	5.00	4.50
F	Student Impact (Bldg)	10%	1.00	1.00	2.00	3.00	5.00	4.50	3.00	3.00	3.00	5.00	5.00	4.50	3.00	3.00	3.00	5.00	5.00	4.50
G	Total Project Cost	30%	5.00	4.00	3.00	3.00	3.00	3.00	2.00	2.00	2.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
	100%																			
	Total Gross SF	114,000	114,000	180,683	160,683	160,684	160,685	160,686	215,252	215,253	215,254	215,255	215,256	215,257	224,790	224,791	224,792	224,793	224,794	224,795
	Construction Cost/ SF	\$460	\$631	\$593	\$620	\$647	\$662	\$668	\$592	\$586	\$607	\$622	\$640	\$633	\$606	\$597	\$619	\$633	\$647	\$645
	Soft Costs Percentage	30%	30%	30%	30%	26%	26%	26%	30%	30%	30%	26%	26%	26%	30%	30%	30%	26%	26%	26%
TOTAL Project Cost**	In Millions	\$66.2M - \$70.3M	\$90.9M - \$96.5M	\$120.5M - \$127.9M	\$125.8M - \$133.6M	\$127.4M - \$135.3M	\$130.2M - \$138.2M	\$131.5M - \$139.6M	\$161M - \$170.9M	\$159.5M - \$169.3M	\$165.1M - \$175.3M	\$163.9M - \$174M	\$168.6M - \$179.1M	\$166.9M - \$177.3M	\$172.1M - \$182.8M	\$169.4M - \$179.9M	\$175.8M - \$186.7M	\$174.2M - \$185M	\$178.2M - \$189.3M	\$177.5M - \$188.5M
	Category Midpoint	RO.715-A \$68.3	R.715-A \$93.7	AR.715 \$127M		N.715 \$133.5M			AR.985 \$167.4M			N.985 \$171.5M			AR.1080 \$178.1M			N.1080 \$181.8M		
		45	50	57	69	83	81	72	54	55	65	80	71	69	50	50	61	76	67	64
		Repair of Short List	Repair of Short List			Suggested Short List					Suggested Short List	Suggested Short List					Suggested Short List	Suggested Short List		
		19th	16th	13th	7th	1st	2nd	5th	15th	14th	10th	3rd	6th	7th	16th	16th	12th	4th	9th	11th
	Soft Costs					1.00	2.00	3.00	4.00	5.00										
	Construction Contingency		AR / RO (CMR)	New (GC)		Lowest Performing				Highest Performing										
	Owner		10.50%	7.50%																
	OPM, Traffic, Wetlands, A/E, Owner direct, Survey, Geotech, HazMat, Printing, Legal, etc.		13.30%	14.00%																
	FFE		2.25%	2.25%																
	Total		30.25%	26.25%																

** Assumes CMB Risk for all Repair, Renovation, and Renovation/Addition alternatives. Assumes Design Bid Build for all New Construction alternatives.

Consentino Middle School Evaluation Criteria		12.21.2021																			
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
		RO.715-A	R.715-A	AR.715-A	AR.715-C	N.715-A	N.715-B	N.715-C	AR.985-A	AR.985-B	AR.985-C	N.985-A	N.985-B	N.985-C	AR.1080-A	AR.1080-B	AR.1080-C	N.1080-A	N.1080-B	N.1080-C	
type		Repair Only	Reno Only	Add-Reno	Add-Reno	New	New	New	Add-Reno	Add-Reno	Add-Reno	New	New	New	Add-Reno	Add-Reno	Add-Reno	New	New	New	
Enrollment		715	715	715	715	715	715	715	985	985	985	985	985	985	1080	1080	1080	1080	1080	1080	
A	Education	40%	2.00	2.00	3.00	4.00	3.00	5.00	4.00	3.00	4.00	5.00	4.00	4.00	3.00	3.00	4.00	5.00	4.00	4.00	
B	Site / Traffic	4%	1.50	4.50	4.50	4.50	5.00	4.00	4.00	1.50	4.00	4.00	3.50	3.50	2.50	2.50	3.50	4.50	4.00	3.50	
C	Community-Green Space	3%	2.00	3.00	4.00	4.50	5.00	4.50	3.00	3.00	3.50	4.50	3.00	3.00	3.00	3.50	4.50	5.00	5.00	3.00	
D	Enrollment	8%	1.00	1.00	2.00	2.00	2.00	2.00	4.00	4.00	4.00	4.00	4.00	4.00	5.00	5.00	5.00	5.00	5.00	5.00	
E	Construction Logistics (site)	5%	1.00	1.00	2.00	3.00	5.00	4.00	4.50	3.00	3.00	3.00	5.00	4.50	3.00	3.00	3.00	5.00	5.00	4.50	
F	Student Impact (Bldg)	10%	1.00	1.00	2.00	3.00	5.00	5.00	4.50	3.00	3.00	3.00	5.00	4.50	3.00	3.00	3.00	5.00	5.00	4.50	
G	Total Project Cost	30%	5.00	4.00	3.00	3.00	3.00	3.00	2.00	2.00	2.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	
		100%																			
Total Gross SF		114,000	114,000	180,683	160,683	160,684	160,685	160,686	215,252	215,253	215,254	215,255	215,256	215,257	224,790	224,791	224,792	224,793	224,794	224,795	
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Soft Costs Percentage		30%	30%	30%	30%	26%	26%	26%	30%	30%	30%	26%	26%	26%	30%	30%	30%	26%	26%	26%	
TOTAL Project Cost**		In Millions	\$66.2M - \$70.3M	\$90.9M - \$96.5M	\$120.5M - \$127.9M	\$125.8M - \$133.6M	\$127.4M - \$135.3M	\$130.2M - \$138.2M	\$131.5M - \$139.6M	\$161M - \$170.9M	\$159.5M - \$169.3M	\$165.1M - \$175.3M	\$163.9M - \$174M	\$168.6M - \$179.1M	\$166.9M - \$177.3M	\$172.1M - \$182.8M	\$169.4M - \$179.9M	\$175.8M - \$186.7M	\$174.2M - \$185M	\$178.2M - \$189.3M	\$177.5M - \$188.5M
Category Midpoint		RO.715-A	R.715-A	AR.715		N.715			AR.985			N.985			AR.1080			N.1080			
		\$68.3	\$93.7	\$127M		\$133.5M			\$167.4M			\$171.5M			\$178.1M			\$181.8M			
		45	50	57	69	83	81	72	54	55	65	80	71	69	50	50	61	76	67	64	
		19th	16th	13th	7th	1st	2nd	5th	15th	14th	10th	3rd	6th	7th	16th	16th	12th	4th	9th	11th	
Soft Costs						1.00	2.00	3.00	4.00	5.00											
Construction Contingency			AR / RO (CMR)	New (GC)		Lowest Performing				Highest Performing											
Owner			2.30%	7.50%																	
OPM, Traffic, Wetlands, A/E, Owner direct, Survey, Geotech, HazMat, Printing, Legal, etc.			13.30%	14.00%																	
FFE			2.25%	2.25%																	
Total			30.25%	26.25%																	

** Assumes CMB Risk for all Repair, Renovation, and Renovation/Addition Alternatives. Assumes Design Bid Build for all New Construction Alternatives.

A	Education	40%
B	Site / Traffic	4%
C	Community-Green Space	3%
D	Enrollment	8%
E	Construction Logistics (site)	5%
F	Student Impact (Bldg)	10%
G	Total Project Cost	30%
		100%

Consentino Middle School Evaluation Criteria		12.21.2021																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
type		RO.715-A	R.715-A	AR.715-A	AR.715-C	N.715-A	N.715-B	N.715-C	AR.985-A	AR.985-B	AR.985-C	N.985-A	N.985-B	N.985-C	AR.1080-A	AR.1080-B	AR.1080-C	N.1080-A	N.1080-B	N.1080-C
		Repair Only	Reno Only	Add-Reno	Add-Reno	New	New	New	Add-Reno	Add-Reno	Add-Reno	New	New	New	Add-Reno	Add-Reno	Add-Reno	New	New	New
Enrollment		715	715	715	715	715	715	715	985	985	985	985	985	985	1080	1080	1080	1080	1080	1080
A	Education	40%	2.00	3.00	4.00	5.00	5.00	4.00	3.00	3.00	4.00	5.00	4.00	4.00	3.00	3.00	4.00	5.00	4.00	4.00
B	Site / Traffic	4%	1.50	4.50	4.50	4.50	4.00	4.00	3.50	3.50	4.00	4.00	3.50	3.50	2.50	2.50	3.50	4.50	4.00	3.50
C	Community-Green Space	3%	2.00	3.00	4.00	4.50	5.00	4.50	3.00	3.50	4.50	5.00	5.00	3.00	3.00	3.50	4.50	5.00	5.00	3.00
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G	Total Project Cost	30%	5.00	4.00	3.00	3.00	3.00	3.00	2.00	2.00	2.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00
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FFE			2.25%	2.25%																
Total			30.25%	26.25%																



Consentino Middle School Evaluation Criteria

12.21.2021			1	2	5	10	11	16	17					
			RO.715-A	R.715-A	N.715-A	AR.985-C	N.985-A	AR.1080-C	N.1080-A					
type			Repair Only	Reno Only	New	Add-Reno	New	Add-Reno	New					
Enrollment			715	715	715	985	985	1080	1080					
A	Education	40%	1.00	2.00	5.00	4.00	5.00	4.00	5.00					
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F	Student Impact (Bldg)	10%	1.00	1.00	5.00	3.00	5.00	3.00	5.00					
G	Total Project Cost	30%	5.00	4.00	3.00	2.00	2.00	1.00	1.00					
			100%											
Total Gross SF			114,000	114,000	160,684	215,254	215,255	224,792	224,793					
Construction Cost/ SF			\$460	\$631	\$647	\$607	\$622	\$619	\$633					
Soft Costs Percentage*			30%	30%	26%	30%	26%	30%	26%					
TOTAL Project Cost**			In Millions	\$66.2M - \$70.3M	\$90.9M - \$96.5M	\$127.4M - \$135.3M	\$165.1M - \$175.3M	\$163.9M - \$174M	\$175.8M - \$186.7M	\$174.2M - \$185M				

45	50	83	65	80	61	76
Required Short List	Required Short List	Suggested Short List	Suggested Short List	Suggested Short List	Suggested Short List	Suggested Short List
19th	16th	1st	10th	3rd	12th	4th

Design Progress

On-Going Planning Meetings

Site Features

- Separate Vehicles & Pedestrians
- Separate Parents, Buses, and Vans
- Separate Consentino and Silver Hill Traffic
- Maximize Fields and Other Green Space
- Full Emergency Vehicle Access
- Variety of Recess Experiences

On-Going Planning Meetings

Safety & Security

- Full Emergency Vehicle Access
- Site Circulation Management
- Compartmentalize Building
- See & Be Seen Philosophy
- Warm & Inviting Atmosphere
- Security Technologies that are Unobtrusive
- Follow-up Conversations about Specific Alternatives

On-Going Planning Meetings

Materials

- Durable
- Easily Cleanable
- Low Maintenance
- Cost Effective

On-Going Planning Meetings

Systems

- Energy Efficient
- Low Maintenance
- Ease of Operation

On-Going Planning Meetings

Sustainability

- LEED Certified plus 20% above energy code (Required to get MSBA 2% incentive points)

On-Going Planning Meetings

Student Focus Group

- Student Dining
- Outdoor Learning & Recess
- Lockers

On-Going Planning Meetings

Student Focus Group

- Student Dining
- Outdoor Learning & Recess
- Lockers

Variety & Choice

Student Focus Group



Student Focus Group - Dining

- Variety of Food Lines
- Variety of Environments
- Variety of Seating Types
- Variety of Group Sizes
- Outdoor Dining
- Views and Daylight
- Connected to Library



715

5TH-8TH
Current Configuration

158K SF

985

5TH-8TH
Tilton Upper Remains
in Service

212K SF

1,080

5TH-8TH
w/o Tilton Upper in
Service

222K SF

715

5TH-8TH
Current Configuration

158K SF

158K SF

985

5TH-8TH
Tilton Upper Remains
in Service

212K SF

186K SF

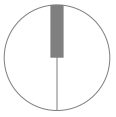
1,080

5TH-8TH
w/o Tilton Upper in
Service

222K SF

189K SF

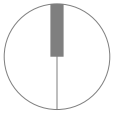
AR.1080-C
(PDP)

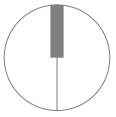


AR.1080-C.1
(PSR)



AR.1080-C.1 (PSR)





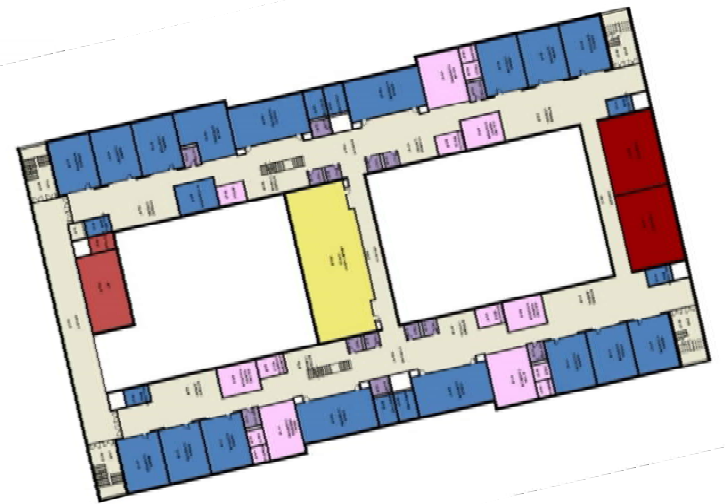
Second Floor



Fourth Floor

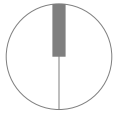


First Floor



Third Floor

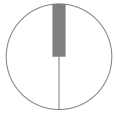
N.1080-A
(PDP)



N.1080-A.1
(PSR)



N.1080-A.1 (PSR)



N.1080-A.1



First Floor



Second Floor



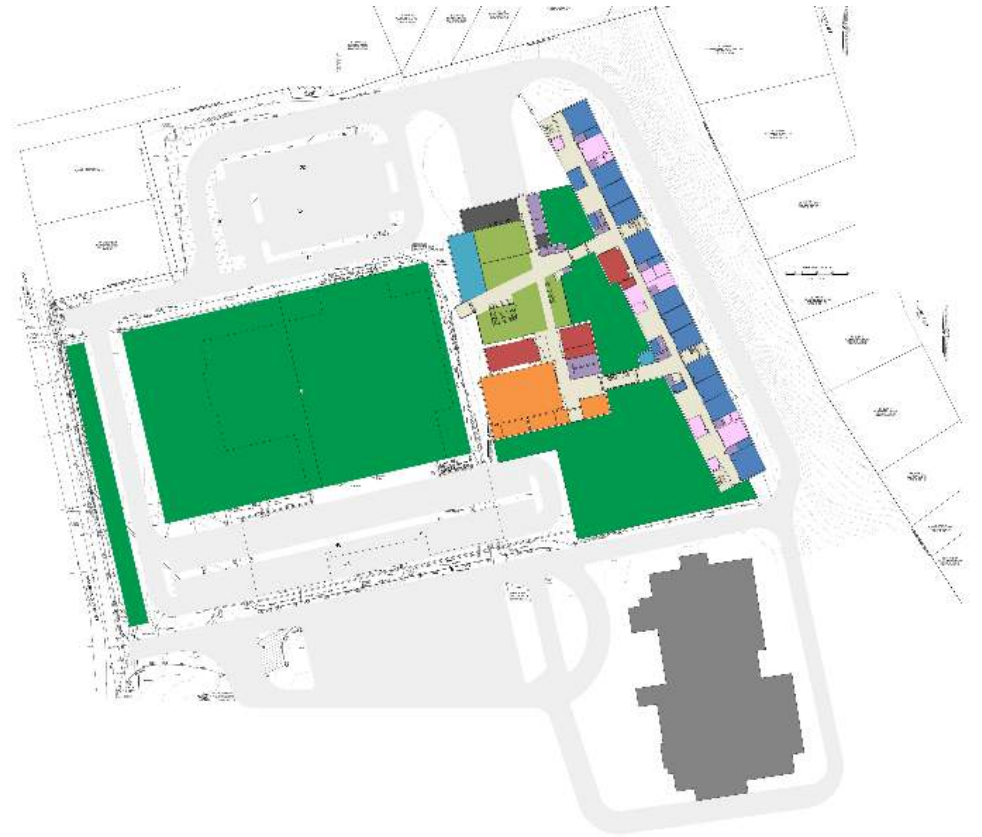
Third Floor

Fourth Floor

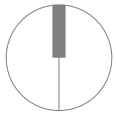
N.1080-A.1
(PSR)



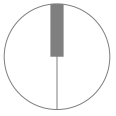
N.1080-A.2
(PSR)



N.1080-A.2 (PSR)



N.1080-A.2



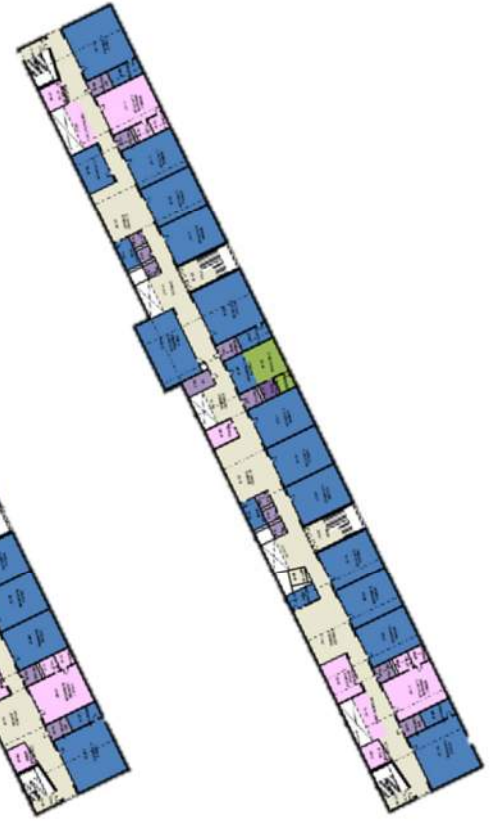
First Floor



Second Floor



Third Floor



Fourth Floor



Existing Consentino MS, 2-Stories (730+/- Students)

Main Elevation 26'-0" High



Existing Silver Hill ES, 3-Stories (517 +/- Students)

Main Elevation 56'-0" High



Consentino MS Concept, 4-Stories (1080 +/- Students)

Main Elevation 56'-0" High

next
steps

Next Steps

- 3.17.22 - Design Progress to Cost Estimators
- April 2022 - Develop Evaluation Criteria
- **April 2022 – Public Meeting**
- 4.28.22 – School Building Committee Vote to
Identify Preferred Alternative
- **4.29.22 – Submission of PSR to MSBA**
- 5.02.22 – Begin Schematic Design

thank
you

More Information at...

<https://www.haverhill-ps.org/meeting-information/>