



Haverhill Public Schools
Consentino Middle School

Public Meeting #3

04/13/2022



Agenda

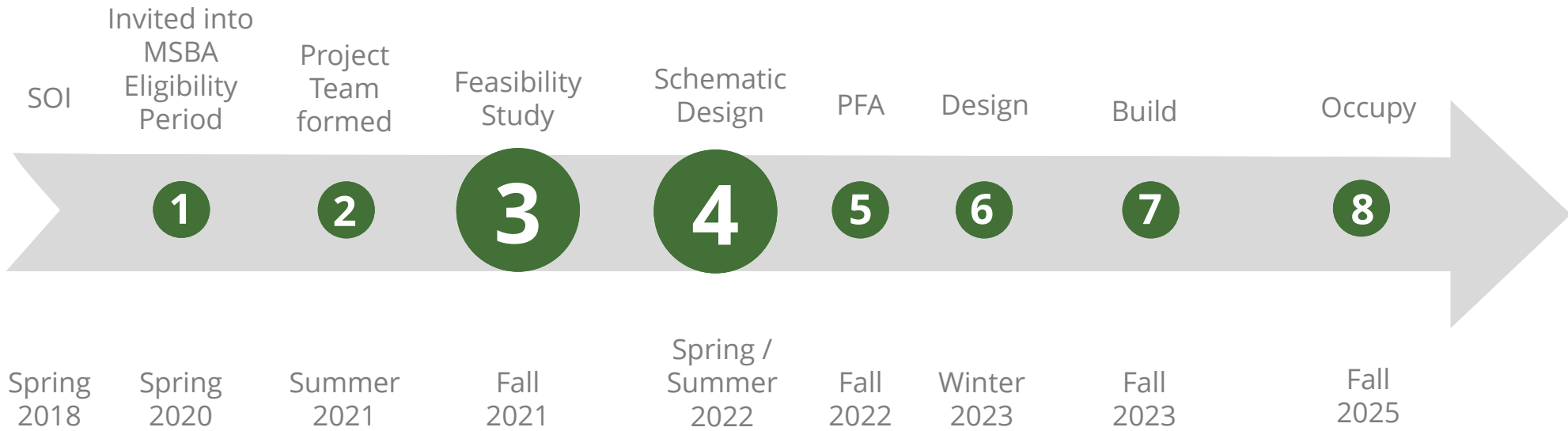
- MSBA Process
- PDP Outcomes
- Alternatives & Estimates
- Evaluation Criteria
- Questions, Comments, and Feedback
- Next Steps
- Adjourn

MSBA

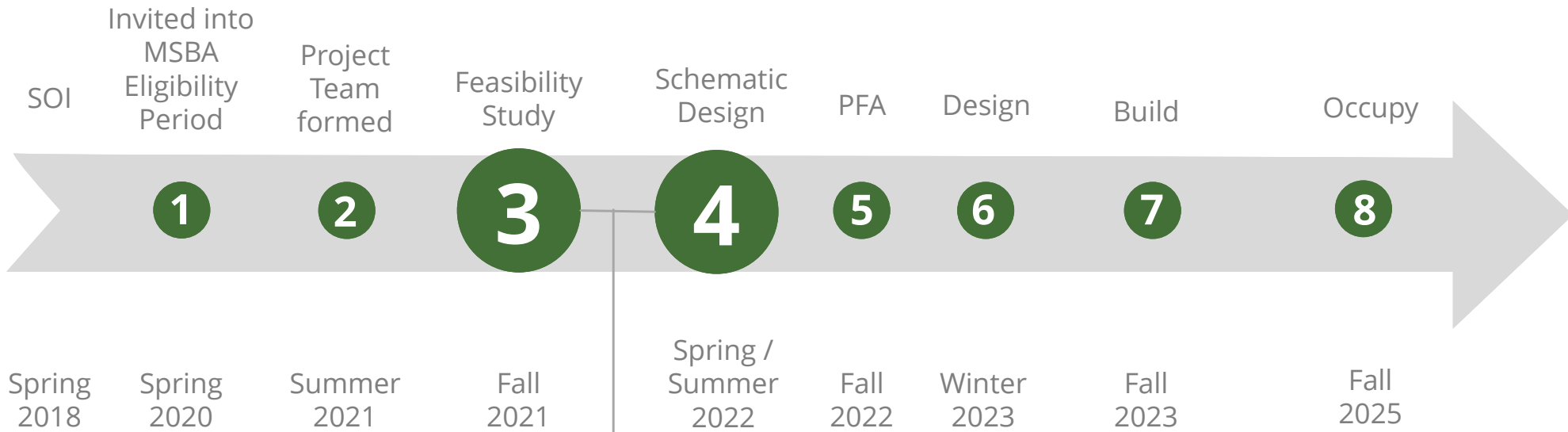
Massachusetts School Building Authority

Process

MSBA PROCESS

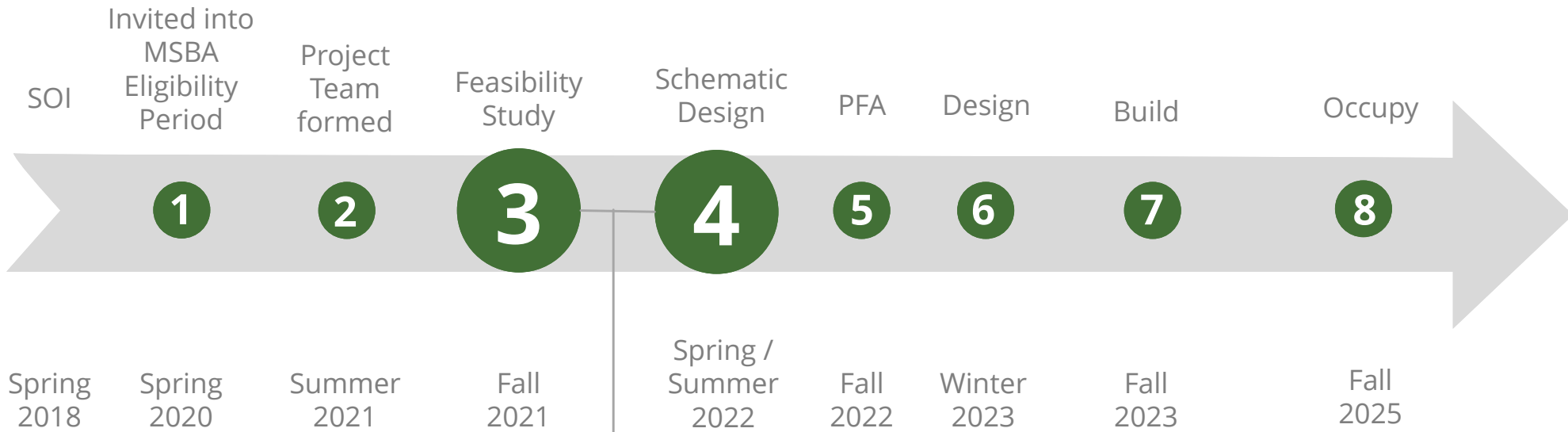


MSBA PROCESS



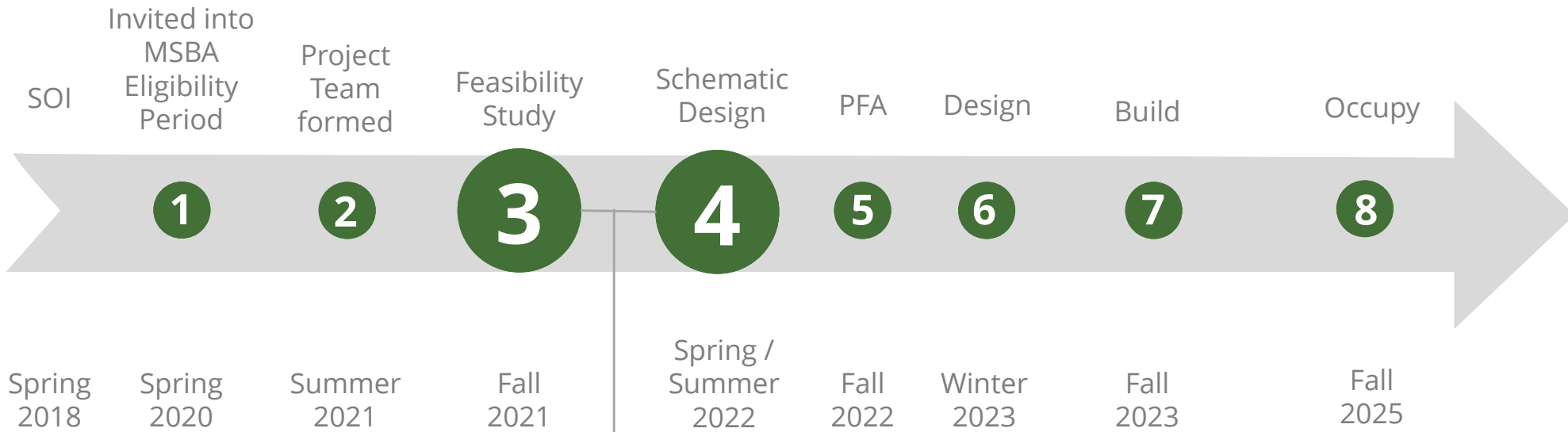
- Preliminary Design Program - *Submitted*
 - Define the Project
 - Explore Many Alternatives & Cost Estimates
 - Pick Short List for Further Development

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

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

715

5TH-8TH
Current
Configuration

139,598 SF

985

5TH-8TH
Tilton Upper
Remains in
Service

186,848 SF

1,080

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

188,903 SF

PDP

Preliminary Design Program

Outcomes



Silver Hill

Fields

Consentino
MS

Lawn

Silver
Hill ES

Field

Forrest

Residential
Neighborhood

Washington Street



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	
		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	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	3.00	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	3.00	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	3.00	5.00	4.50	3.00	3.00	3.00	5.00	5.00	4.50	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	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	
		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	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	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	3.00	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	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	3.00	4.50	3.00	3.00	3.00	5.00	5.00	4.50	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	5.00	4.50	3.00	3.00	5.00	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	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	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																					
Construction Contingency			AR / RO (CMR)	New (GC)																	
Owner			2.50%	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.

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	3.00	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	5.00	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	3.50	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	3.00	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	3.00	5.00	4.50	3.00	3.00	3.00	5.00	5.00	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) 10.50%	New (GC) 7.50%		Lowest Performing				Highest Performing										
Owner			2.50%	2.50%																
OPM, Traffic, Wetlands, A/E, Owner direct, Survey, Geotech, HazMat, Printing, Legal, etc.			13.50%	14.00%																
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					
B	Site / Traffic	4%	1.50	4.50	5.00	4.00	4.00	3.50	4.50					
C	Community-Green Space	3%	2.00	3.00	5.00	4.50	5.00	4.50	5.00					
D	Enrollment	8%	1.00	1.00	2.00	4.00	4.00	5.00	5.00					
E	Construction Logistics (site)	5%	1.00	1.00	5.00	3.00	5.00	3.00	5.00					
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

Alternatives & Estimates

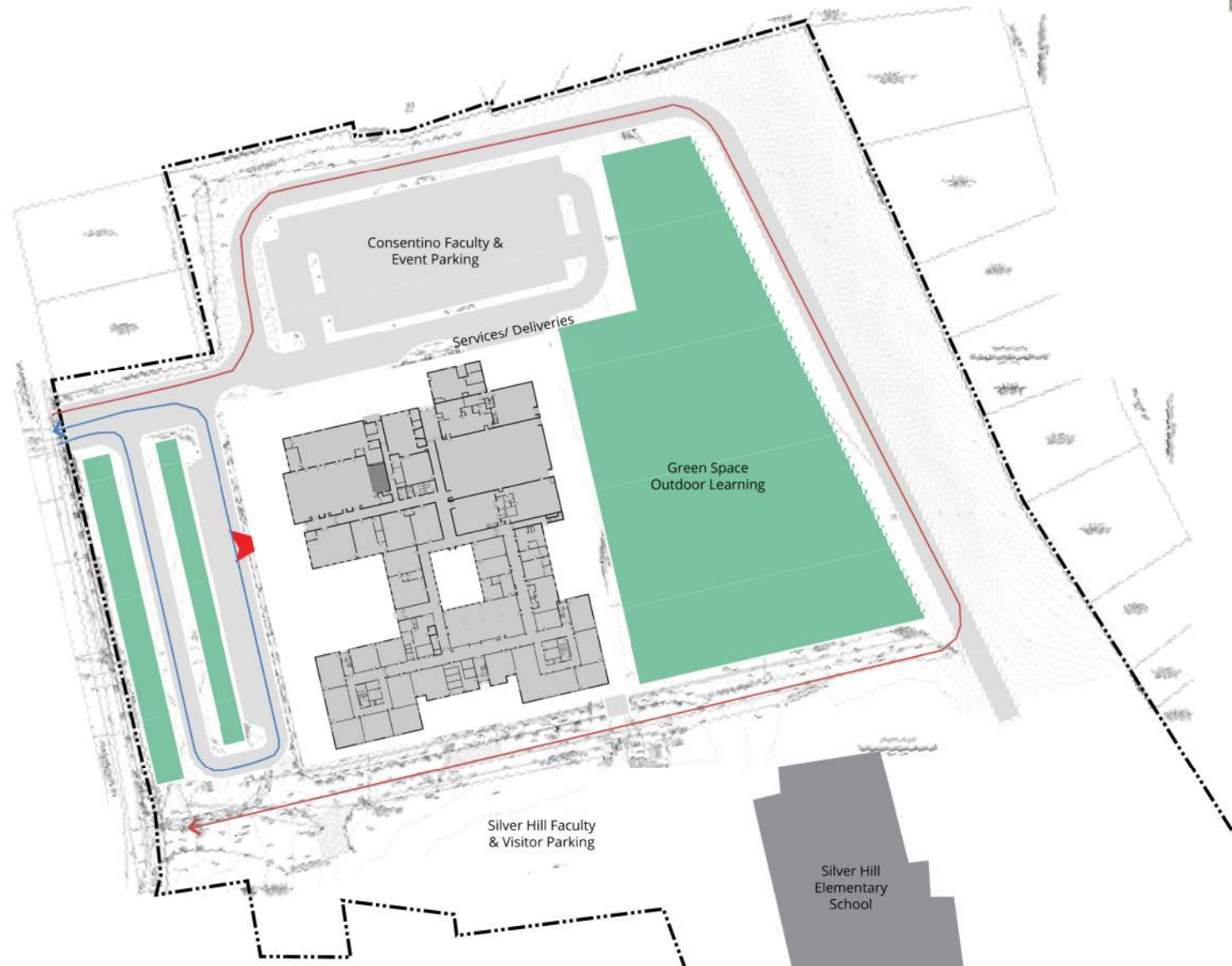
Cost Estimate Assumptions

- All in project costs
 - All construction costs
 - Design and OPM Fees
 - Permitting
 - FF&E
 - Owner and Design Contingencies
 - Escalation
- Escalated to bid date @ 4.5% per year
- Repair, Renovation, and Renovation Addition
Assume CM@Risk
- New Construction
Assumes Design, Bid, Build

PSR Cost Estimates

RO.715-A, 2 Stories

Gross SF	114,000
PDP	\$68.3 M
PSR	\$65.4 M
Difference	-\$2.9 M
Difference %	-4.31%
Constr. Cost/SF	\$440



R.715-A.1, 2 Stories

Gross SF 114,000

PDP \$93.7 M

PSR \$91.0 M

Difference -\$2.7 M

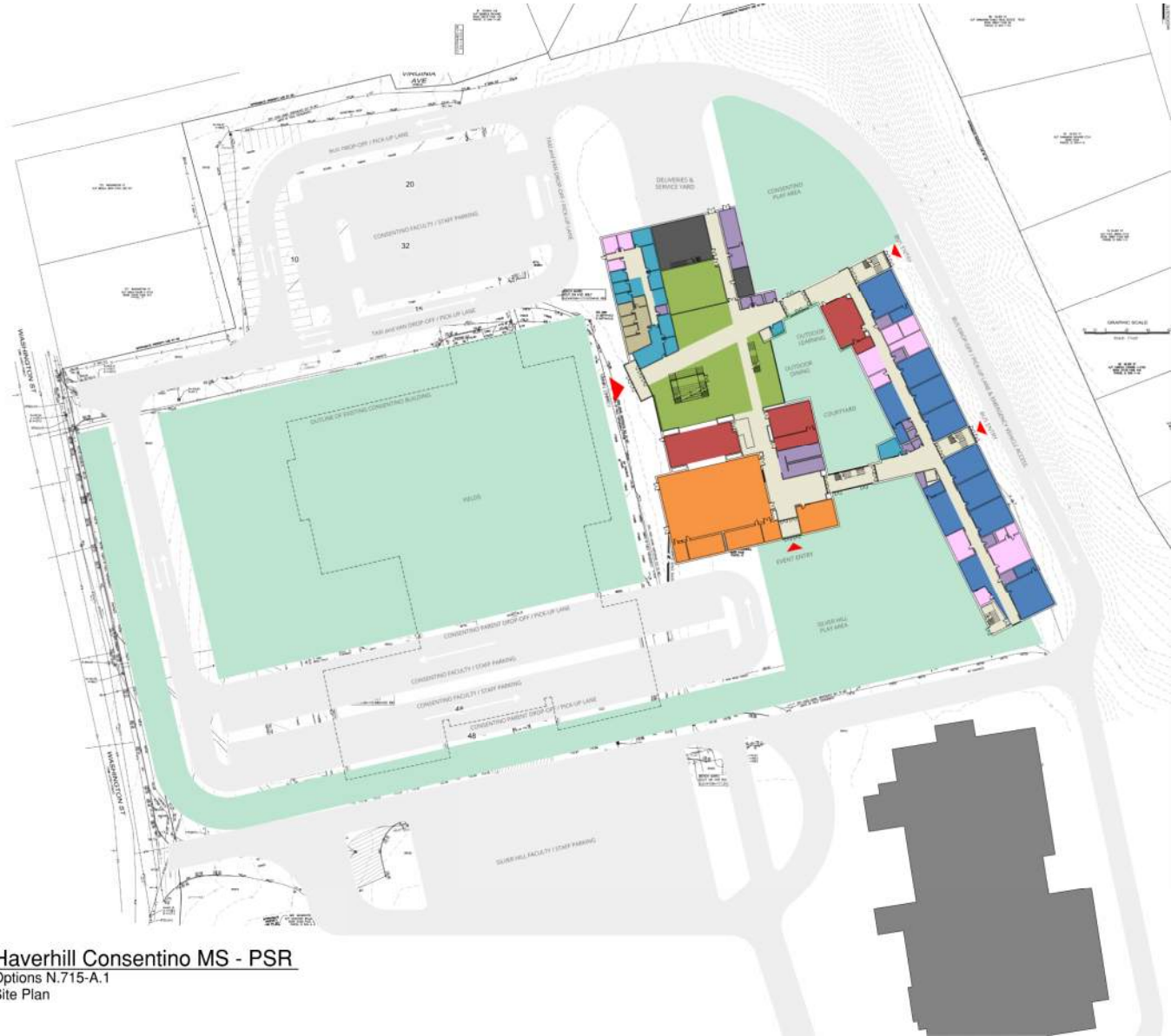
Difference % -2.89%

Constr. Cost/SF \$613



N.715-A.1, 4 Stories

Gross SF	139,598
PDP	\$131.3 M
PSR	\$127.5 M
Difference	-\$3.8 M
Difference %	-2.90%
Constr. Cost/SF	\$723



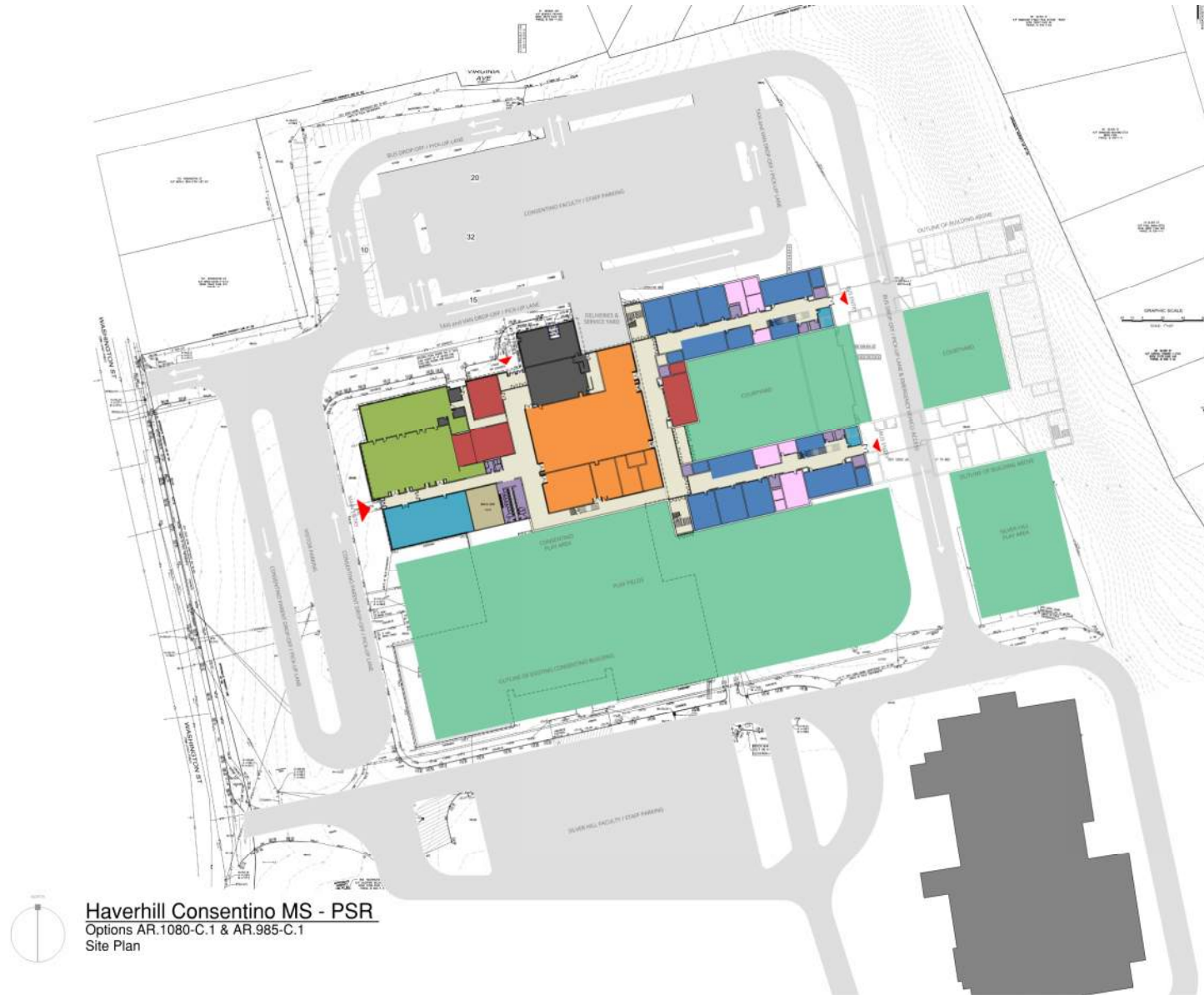
Haverhill Consentino MS - PSR
Options N.715-A.1
Site Plan

AR.985-C.1, 4 Stories

Gross SF	186,848
PDP	\$170.2 M
PSR	\$177.1 M
Difference	\$6.9 M
Difference %	4.03%
Constr. Cost/SF	\$728

AR.1080-C.1, 4 Stories

Gross SF	188,903
PDP	\$181.3 M
PSR	\$178.8 M
Difference	-\$2.5 M
Difference %	-1.38%
Constr. Cost/SF	\$727

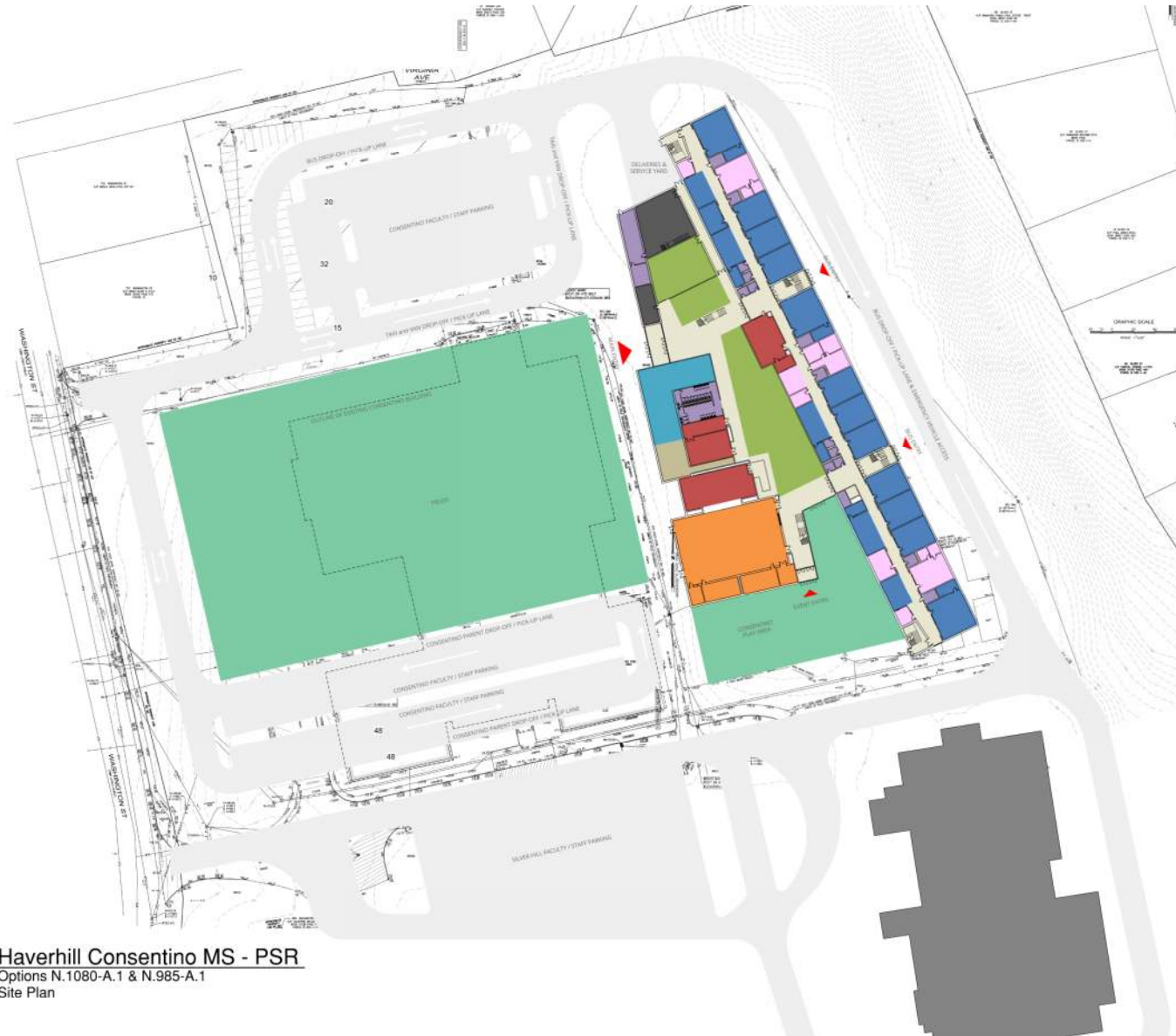


N.985-A.1, 4 Stories

Gross SF	186,848
PDP	\$168.9 M
PSR	\$153.1 M
Difference	-\$15.8 M
Difference %	-9.35%
Constr. Cost/SF	\$649

N.1080-A.1, 4 Stories

Gross SF	188,903
PDP	\$179.6 M
PSR	\$154.5 M
Difference	-\$25.1 M
Difference %	-14.0%
Constr. Cost/SF	\$648



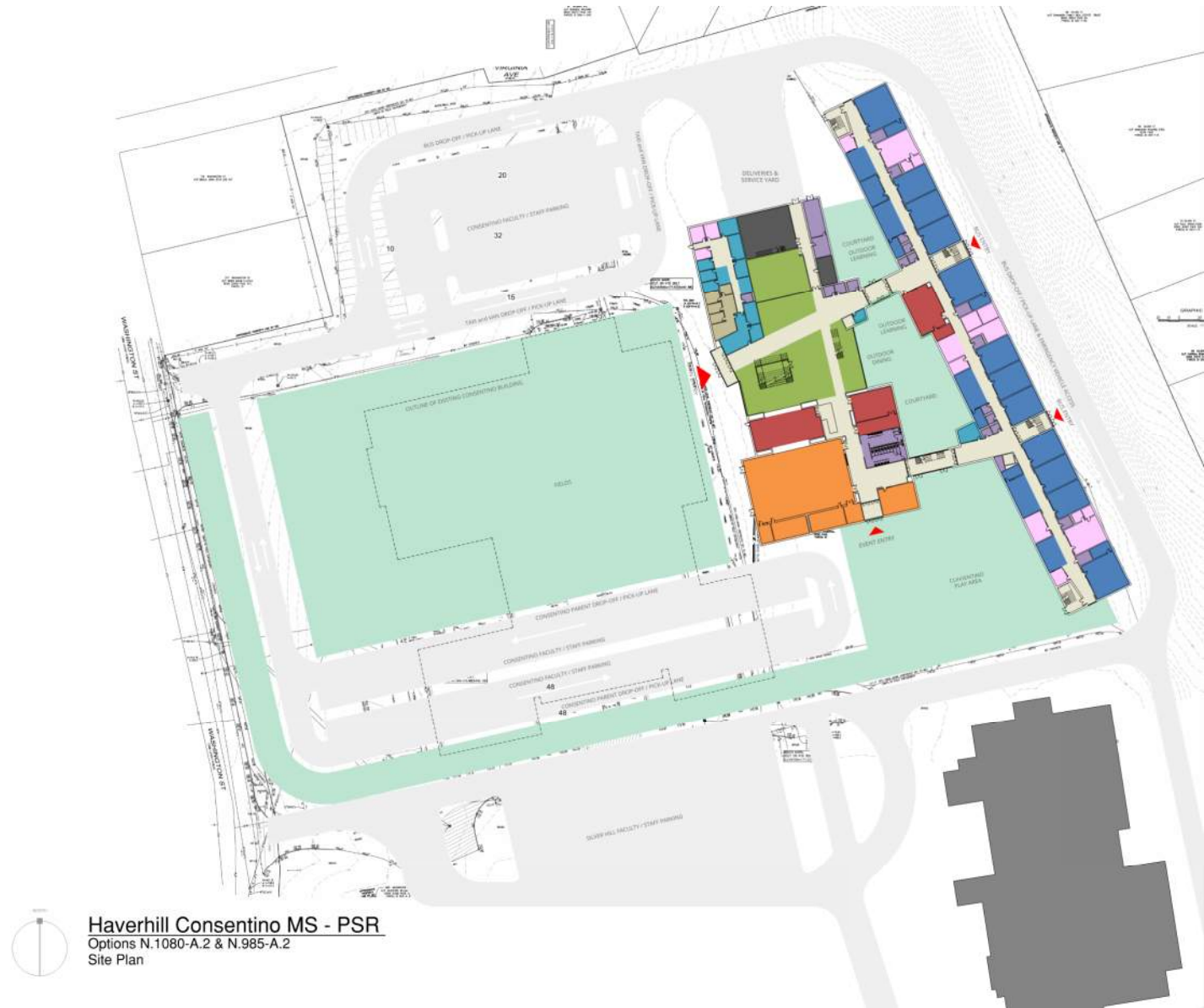
Haverhill Consentino MS - PSR
Options N.1080-A.1 & N.985-A.1
Site Plan

N.985-A.2, 4 Stories

Gross SF	186,848
PDP	\$168.9 M
PSR	\$156.0 M
Difference	-\$12.9 M
Difference %	-9.35%
Constr. Cost/SF	\$661

N.1080-A.2, 4 Stories

Gross SF	188,903
PDP	\$179.6 M
PSR	\$157.4 M
Difference	-\$22.2 M
Difference %	-12.36%
Constr. Cost/SF	\$660

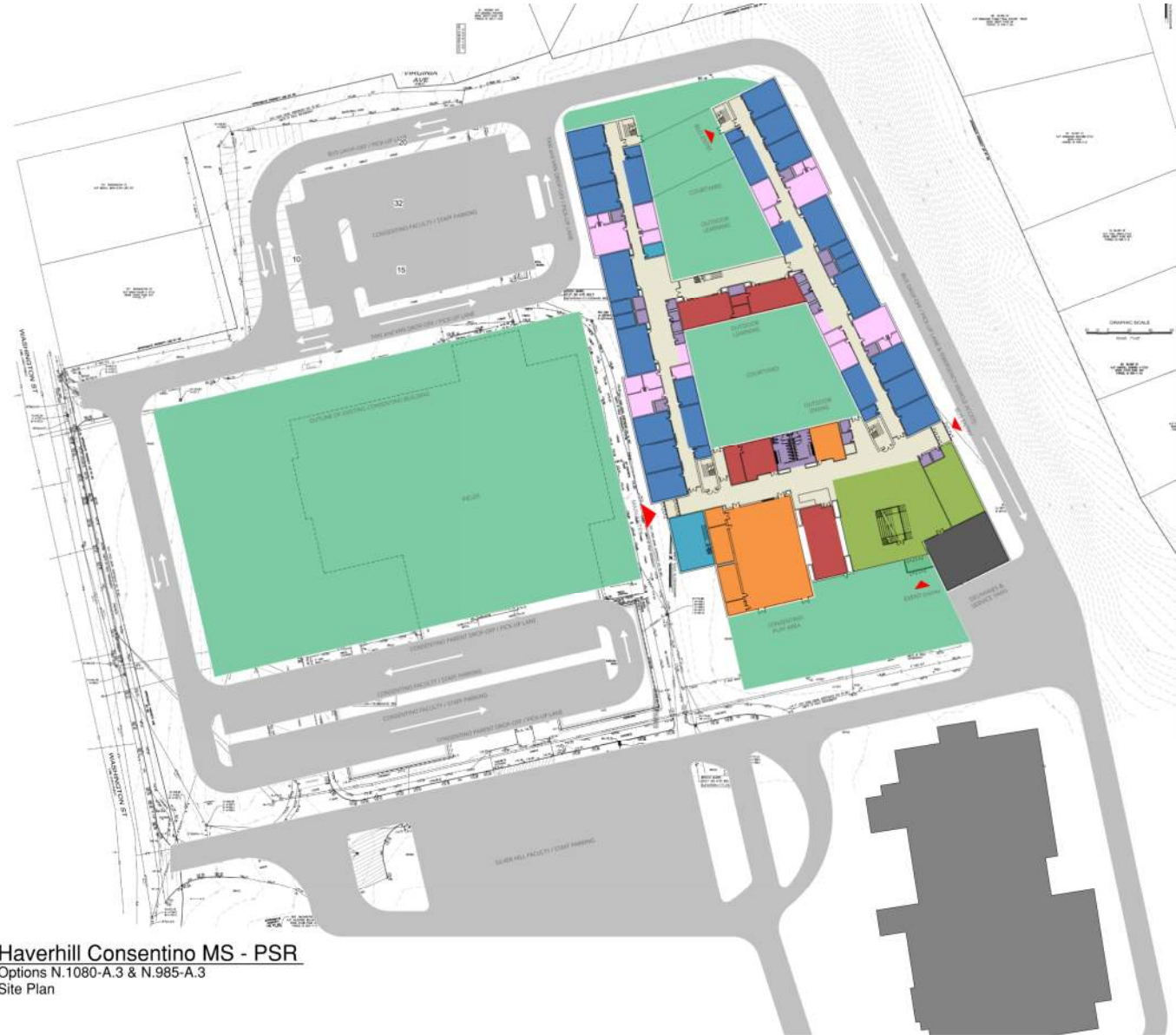


N.985-A.3, 3 Stories






Gross SF	186,848
PDP	\$168.9 M
PSR	\$156.9 M
Difference	-\$12.0 M
Difference %	-7.10%
Constr. Cost/SF	\$665

N.1080-A.3, 3 Stories

Gross SF	188,903
PDP	\$179.6 M
PSR	\$158.3 M
Difference	-\$21.3 M
Difference %	-11.84%
Constr. Cost/SF	\$664



Haverhill Consentino MS - PSR
Options N.1080-A.3 & N.985-A.3
Site Plan

		PDP Total Project Cost	PSR Total Project Cost	Difference \$	Difference %
	RO.715-A	\$68,300,000	\$65,356,105	-\$2,943,895	-4.31%
	R.715-A.1	\$93,700,000	\$90,989,378	-\$2,710,622	-2.89%
	N.715-A.1	\$131,300,000	\$127,488,620	-\$3,811,380	-2.90%
	AR.985-C.1	\$170,200,000	\$177,058,919	\$6,858,919	4.03%
	N.985-A.1	\$168,900,000	\$153,107,154	-\$15,792,846	-9.35%
	N.985-A.2	N/A	\$155,981,764	-\$12,918,236	-7.65%
	N.985-A.3	N/A	\$156,907,574	-\$11,992,426	-7.10%
	AR.1080-C.1	\$181,300,000	\$178,796,370	-\$2,503,630	-1.38%
	N.1080-A.1	\$179,600,000	\$154,510,819	-\$25,089,181	-13.97%
	N.1080-A.2	N/A	\$157,405,582	-\$22,194,418	-12.36%
	N.1080-A.3	N/A	\$158,342,202	-\$21,257,798	-11.84%



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, 3-Stories (1080 +/- Students)

Main Elevation 42'-0" High



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

Main Elevation 56'-0" High

Evaluation Criteria

PSR Evaluation Criteria Guiding Questions

25%	Education	How well does the alternative meet the educational needs of the Consentino student population and overall educational goals of Haverhill?
8%	Site / Traffic	How well does the alternative maximize on-site parking, allow for efficient and effective pick-up/drop-off circulation, and maximize green space?
5%	Community – Green Space	To what extent does the alternative create usable green space for extracurricular activities and exterior teaching modalities?
11%	Enrollment	How well does the alternative meet the current and projected student population requirements? To what extent does the option allow the District to improve facility challenges associated with enrollment in other buildings throughout the District?
8%	Construction Logistics (Site)	How disruptive will the alternative be to site access, on-site parking, and efficient and effective pick-up/drop-off site circulation during construction?
8%	Student Impact (Building)	How disruptive will the alternative be to the learning environment, student life, and the experience of all those who use the building/campus during construction?
20%	Total Project Costs	How well does the total project cost align with the City's desire to fund the project without a debt exclusion?
5%	Direct Access to Daylight & Fresh Air	How well does the alternative provide direct access to natural daylight and exterior views?
5%	Impact to Abutting Properties	How well does the alternative manage potential negative impacts to abutting properties (views of new building, site lighting, noise from play areas and basketball)?
5%	Overall Experience (Relationship to Washington Street, Silver Hill ES, and Abutting Properties)	How well does the massing and positioning of the alternative create a welcoming, safe, and functional experience?
100%		

DRAFT

PSR Evaluation Criteria Scoring Matrix

Consentino Middle School Evaluation Criteria

04.07.2022

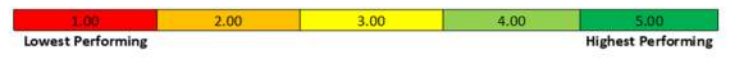
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		1	2	3	4	5	6	7	8	9	10	11
		RO.715-A	R.715-A	N.715-A.1	AR.985-C.1	N.985-A.1	N.985-A.2	N.985-A.3	AR.1080-C.1	N.1080-A.1	N.1080-A.2	N.1080-A.3
		Repair Only	Reno Only	New	Add-Reno	New	New	New	Add-Reno	New	New	New
		715	715	715	985	985	985	985	1080	1080	1080	1080
A	Enrollment Education 25%	1.00	2.00	5.00	4.00	5.00	5.00	4.00	4.00	5.00	5.00	4.00
B	Site / Traffic 8%	1.50	4.50	5.00	4.00	4.00	4.00	4.00	3.50	4.00	4.50	4.00
C	Community-Green Space 5%	2.00	3.00	5.00	4.50	4.50	5.00	4.00	4.50	4.50	5.00	4.00
D	Enrollment 11%	1.00	1.00	2.00	4.00	4.00	4.00	4.00	5.00	5.00	5.00	5.00
E	Construction Logistics (site) 8%	1.00	1.00	5.00	3.00	5.00	5.00	5.00	3.00	5.00	5.00	5.00
F	Student Impact (Bldg) 8%	1.00	1.00	5.00	3.00	5.00	5.00	5.00	3.00	5.00	5.00	5.00
G	Total Project Cost 20%	5.00	4.00	3.00	2.00	2.00	2.00	2.00	1.00	2.00	2.00	2.00
H	Direct Access to Daylight & Fresh Air 5%	4.00	4.00	4.00	5.00	3.00	4.00	4.00	5.00	3.00	4.00	4.00
I	Impact to Abutting Properties 5%	5.00	5.00	4.00	4.00	4.00	3.50	4.00	4.00	4.00	3.50	4.00
K	Overall Experience 5%	1.00	2.00	4.50	3.50	4.00	5.00	4.50	3.50	4.00	5.00	4.50

100%

TOTAL Project Cost**	\$65.4 M	\$91 M	\$127.5 M	\$177.1 M	\$153.1 M	\$156 M	\$156.9 M	\$178.8 M	\$154.5 M	\$157.4 M	\$158.3 M
Additional Silver Hill Scope			\$2,590,398		\$2,590,398	\$2,590,398	\$2,590,398		\$2,590,398	\$2,590,398	\$2,590,398
	45	53	83	70	80	82	76	67	82	85	78

Soft Costs		
	AR / RO (CMR)	New (GC)
Construction Contingency	10.00%	7.50%
Owner	2.50%	2.50%
OPM, Traffic, Wetlands, A/E, Owner direct, Survey, Geotech, HazMat, Printing, Legal, etc.		
	15.50%	14.00%
FFE	2.25%	2.25%
Total	30.25%	26.25%



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

Questions feedback

I like...

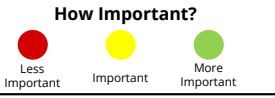
Use this prompt to identify something that works well

I wish...

Use this prompt to identify something that could work better

I wonder...

Use this prompt to pose a question or request more information



PSR Evaluation Criteria Guiding Questions

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100%		

What Other Criteria Should be Considered?

next
steps

Next Steps

- 4.14.22 – School Building Committee
- 4.14.22 – School Committee Meeting w/ City Council
- 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/>