



Clinton MIDDLE SCHOOL BUILDING PROJECT



Massachusetts School
Building Authority

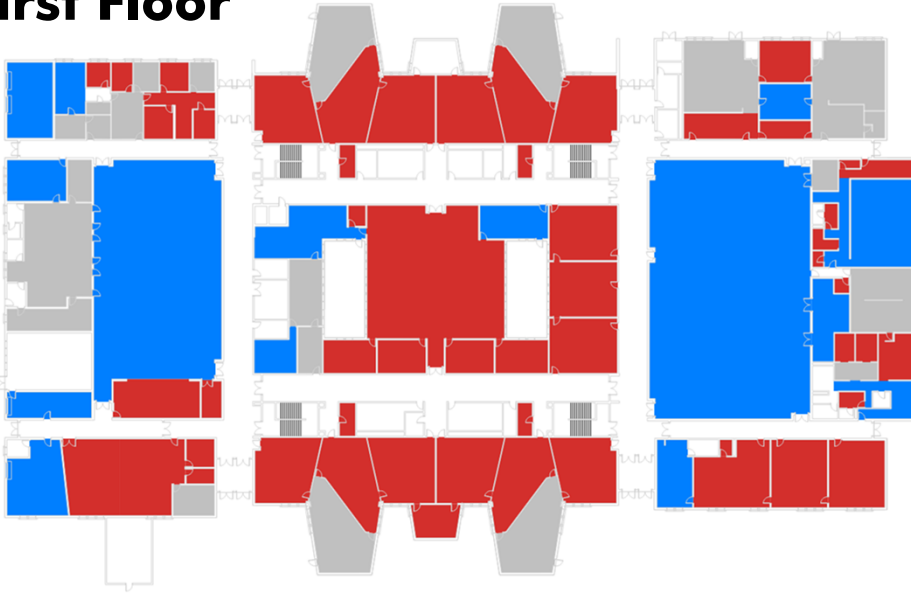




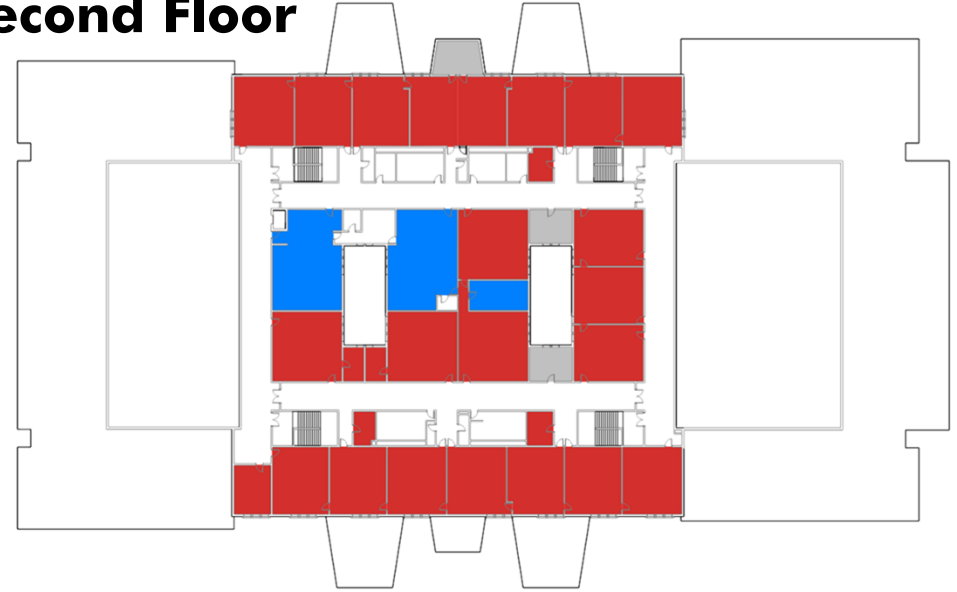
BR

BASE REPAIR

First Floor



Second Floor



SPACE LEGEND

 SQUARE FOOTAGE 10% OR MORE BELOW MSBA SPACE GUIDELINES

 SQUARE FOOTAGE WITHIN 10% OF MSBA SPACE GUIDELINES

 SQUARE FOOTAGE 10% OR MORE ABOVE MSBA SPACE GUIDELINES

BR

BASE REPAIR

EVALUATION CRITERIA	BR	AR-1 [550]	AR-1 [700]	AR-2 [550]	AR-2 [700]	AR-1.5 [550]	AR-1.5 [700]	NC-1 [550]	NC-1 [700]
EDUCATIONAL PROGRAM FULFILLMENT	1	2	3	4	4	3	3	5	5
SPACE SUMMARY VARIATIONS	1	3	3	2	1	1	2	5	5
SITE & FACILITY GOALS & OBJECTIVES	4	4	4	4	4	4	4	4	4
ENERGY EFFICIENCY & UTILITIES	4	4	4	3	3	4	4	4	4
CONSTRUCTION PHASING IMPACT	2	2	2	3	3	3	3	4	4
ESTIMATED LOCAL SHARE	1	5	4	3	2	5	5	3	3

OPTIONS COMPARISON

550 STUDENT

GRADES 5-8

CLINTON MIDDLE SCHOOL (5-8)	Existing Conditions			PROPOSED						Difference to MRSA Conditions			Other - Other Data - Other Subtotal						
	ROOM NO.	ROOM NAME	AREA (SQ FT)	ROOM NO.	ROOM NAME	AREA (SQ FT)	ROOM NO.	ROOM NAME	AREA (SQ FT)	ROOM NO.	ROOM NAME	AREA (SQ FT)	ROOM NO.	ROOM NAME	AREA (SQ FT)	ROOM NO.	ROOM NAME	AREA (SQ FT)	Comments
EXISTING CONDITIONS			139,600																
PROPOSED			0																
DIFFERENCE			139,600																

139,600 GROSS SQUARE FEET

700 STUDENT

GRADES 4-8

CLINTON MIDDLE SCHOOL (4-8)	Existing Conditions			PROPOSED						Difference to MRSA Conditions			Other - Other Data - Other Subtotal						
	ROOM NO.	ROOM NAME	AREA (SQ FT)	ROOM NO.	ROOM NAME	AREA (SQ FT)	ROOM NO.	ROOM NAME	AREA (SQ FT)	ROOM NO.	ROOM NAME	AREA (SQ FT)	ROOM NO.	ROOM NAME	AREA (SQ FT)	ROOM NO.	ROOM NAME	AREA (SQ FT)	Comments
EXISTING CONDITIONS			150,000																
PROPOSED			0																
DIFFERENCE			150,000																

150,000 GROSS SQUARE FEET

SPACE SUMMARY TEMPLATE



AR-1 (700)

ADDITION RENOVATION



AR-1 (700)

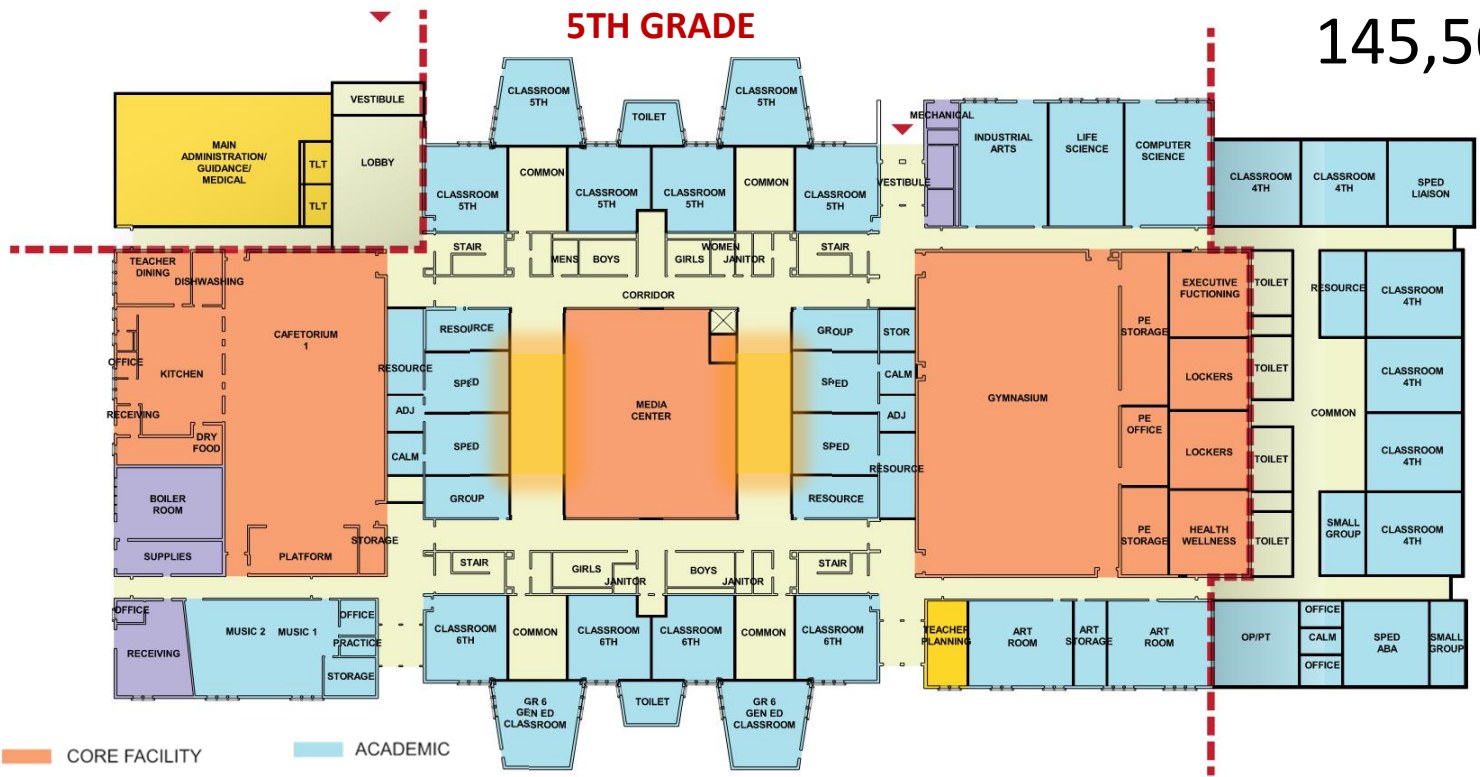
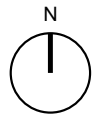
ADDITION RENOVATION



AR-1 (700)

ADDITION RENOVATION

FIRST FLOOR 145,500 GSF



4TH GRADE

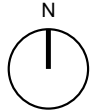
- - - BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- NEW WALL
- ADMINISTRATION
- CIRCULATION
- EXISTING WALL
- BUILDING SERVICE

6TH GRADE

AR-1 (700) ADDITION RENOVATION

SECOND FLOOR

145,500 GSF



7 & 8TH HUMANITIES



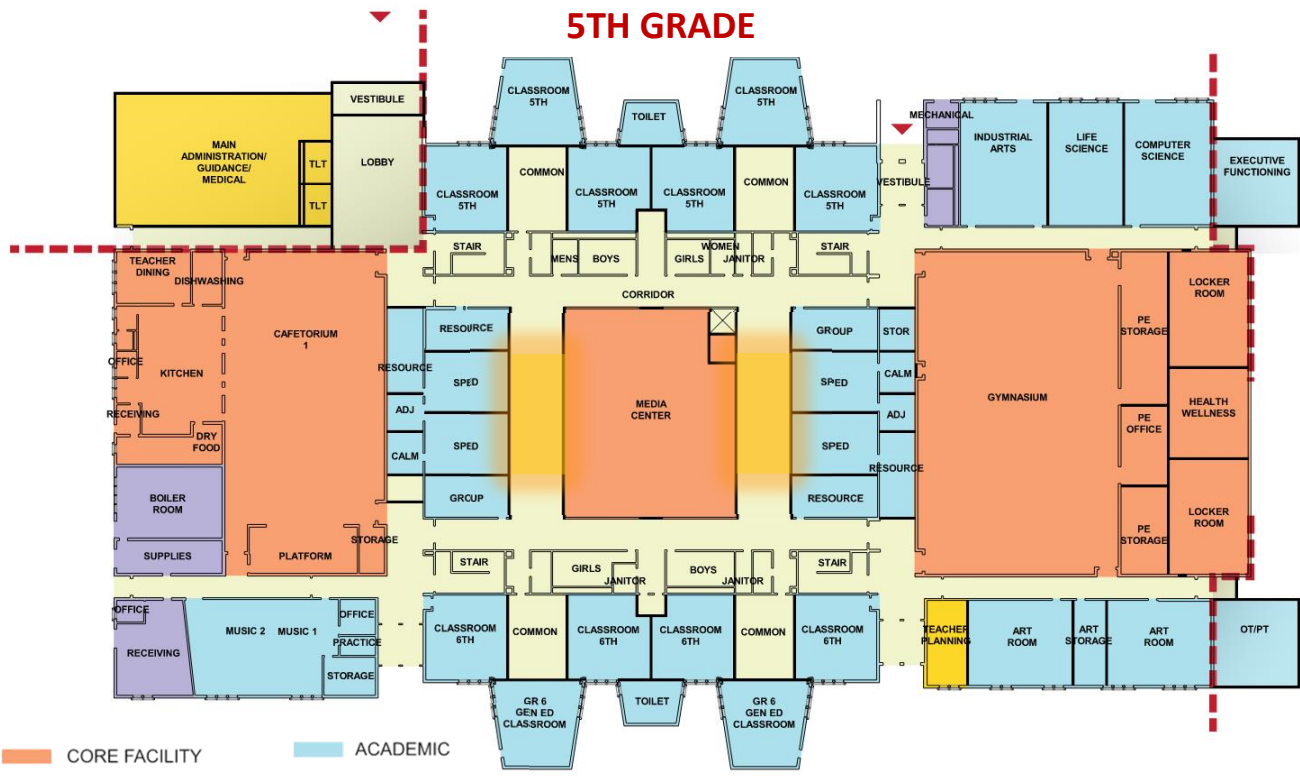
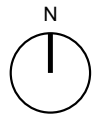
7 & 8TH STEM

- BUILDING ADDITION
- NEW WALL
- EXISTING WALL
- CORE FACILITY
- ADMINISTRATION
- BUILDING SERVICE
- ACADEMIC
- CIRCULATION

AR-1 (700)

ADDITION RENOVATION

FIRST FLOOR 134,000 GSF



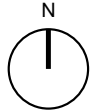
- - - BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- NEW WALL
- ADMINISTRATION
- CIRCULATION
- EXISTING WALL
- BUILDING SERVICE

6TH GRADE

AR-1 (550) ADDITION RENOVATION

SECOND FLOOR

134,000 GSF



7 & 8TH HUMANITIES



7 & 8TH STEM

- BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- NEW WALL
- ADMINISTRATION
- CIRCULATION
- EXISTING WALL
- BUILDING SERVICE

AR-1 (550)

ADDITION RENOVATION

EVALUATION CRITERIA	BR	AR-1 [550]	AR-1 [700]	AR-2 [550]	AR-2 [700]	AR-1.5 [550]	AR-1.5 [700]	NC-1 [550]	NC-1 [700]
EDUCATIONAL PROGRAM FULFILLMENT	1	2	3	4	4	3	3	5	5
SPACE SUMMARY VARIATIONS	1	3	3	2	1	1	2	5	5
SITE & FACILITY GOALS & OBJECTIVES	4	4	4	4	4	4	4	4	4
ENERGY EFFICIENCY & UTILITIES	4	4	4	3	3	4	4	4	4
CONSTRUCTION PHASING IMPACT	2	2	2	3	3	3	3	4	4
ESTIMATED LOCAL SHARE	1	5	4	3	2	5	5	3	3

OPTIONS COMPARISON



AR-2 (700)

ADDITION RENOVATION



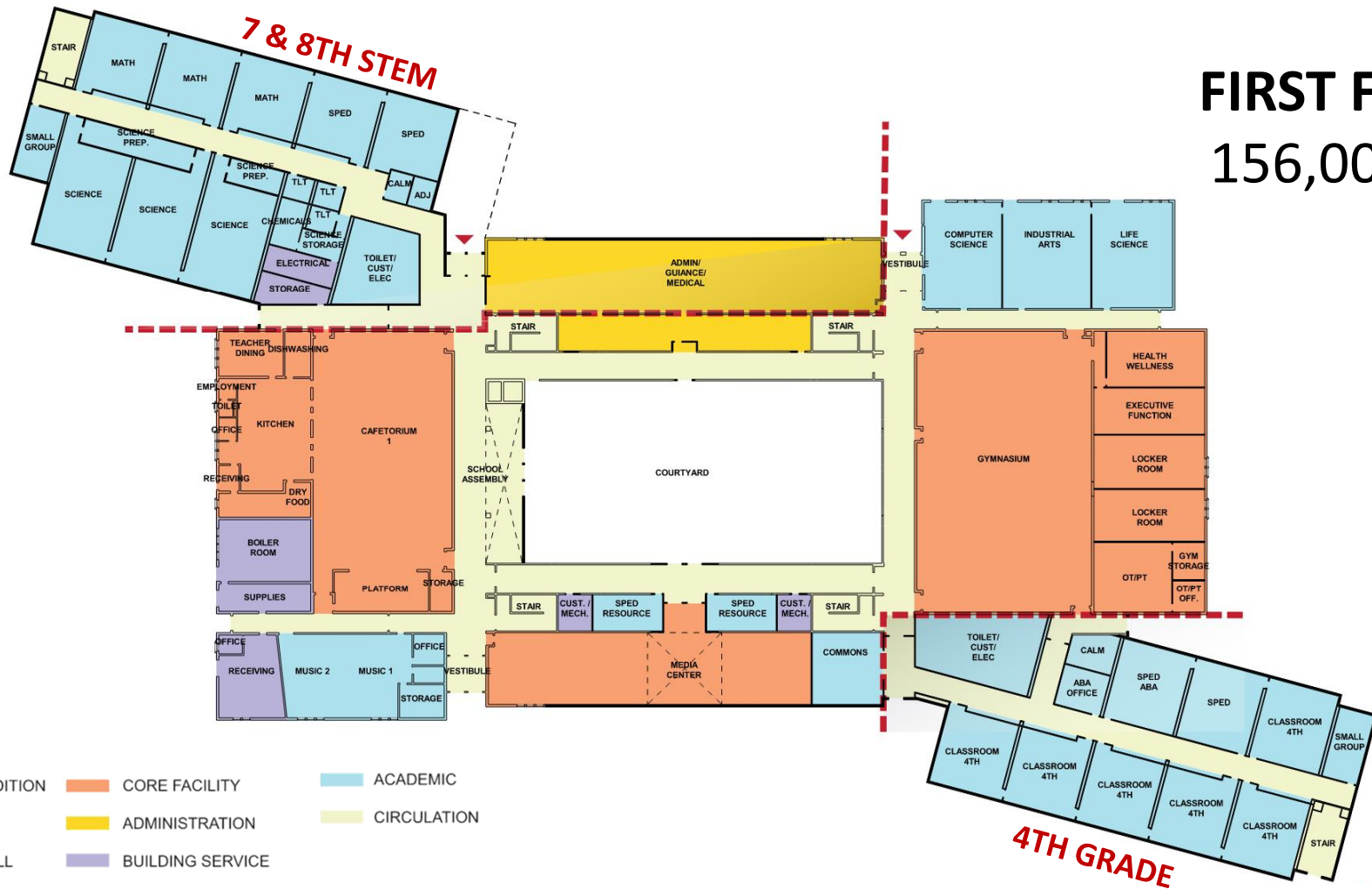
AR-2 (700)

ADDITION RENOVATION

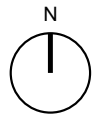


AR-2 (700)

ADDITION RENOVATION



FIRST FLOOR
156,000 GSF



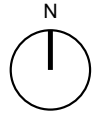
- - - BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- NEW WALL
- ADMINISTRATION
- CIRCULATION
- EXISTING WALL
- BUILDING SERVICE

AR-2 (700)

ADDITION RENOVATION

SECOND FLOOR

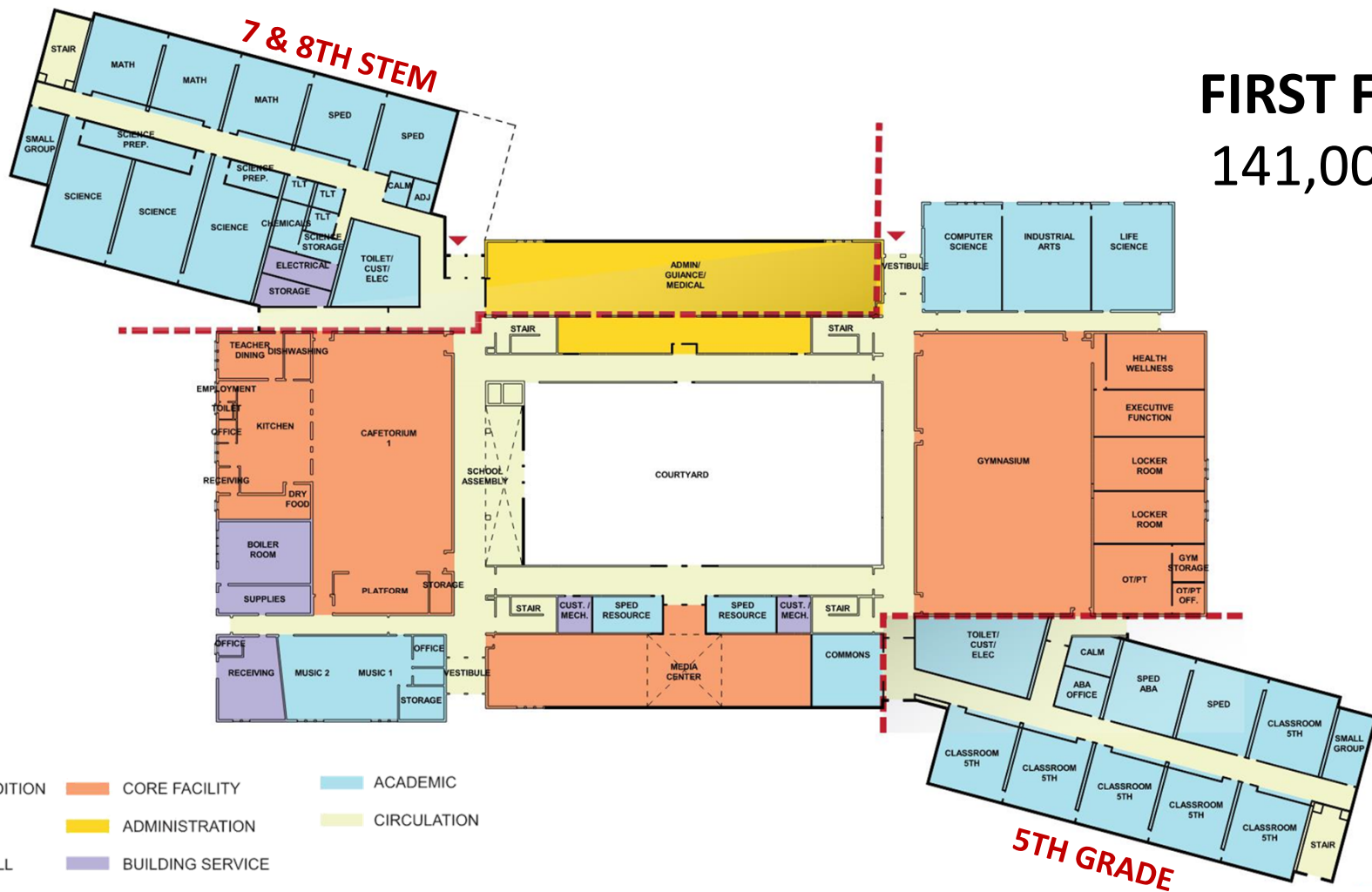
156,000 GSF



- - - BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- ADMINISTRATION
- CIRCULATION
- BUILDING SERVICE
- NEW WALL
- EXISTING WALL

AR-2 (700)

ADDITION RENOVATION

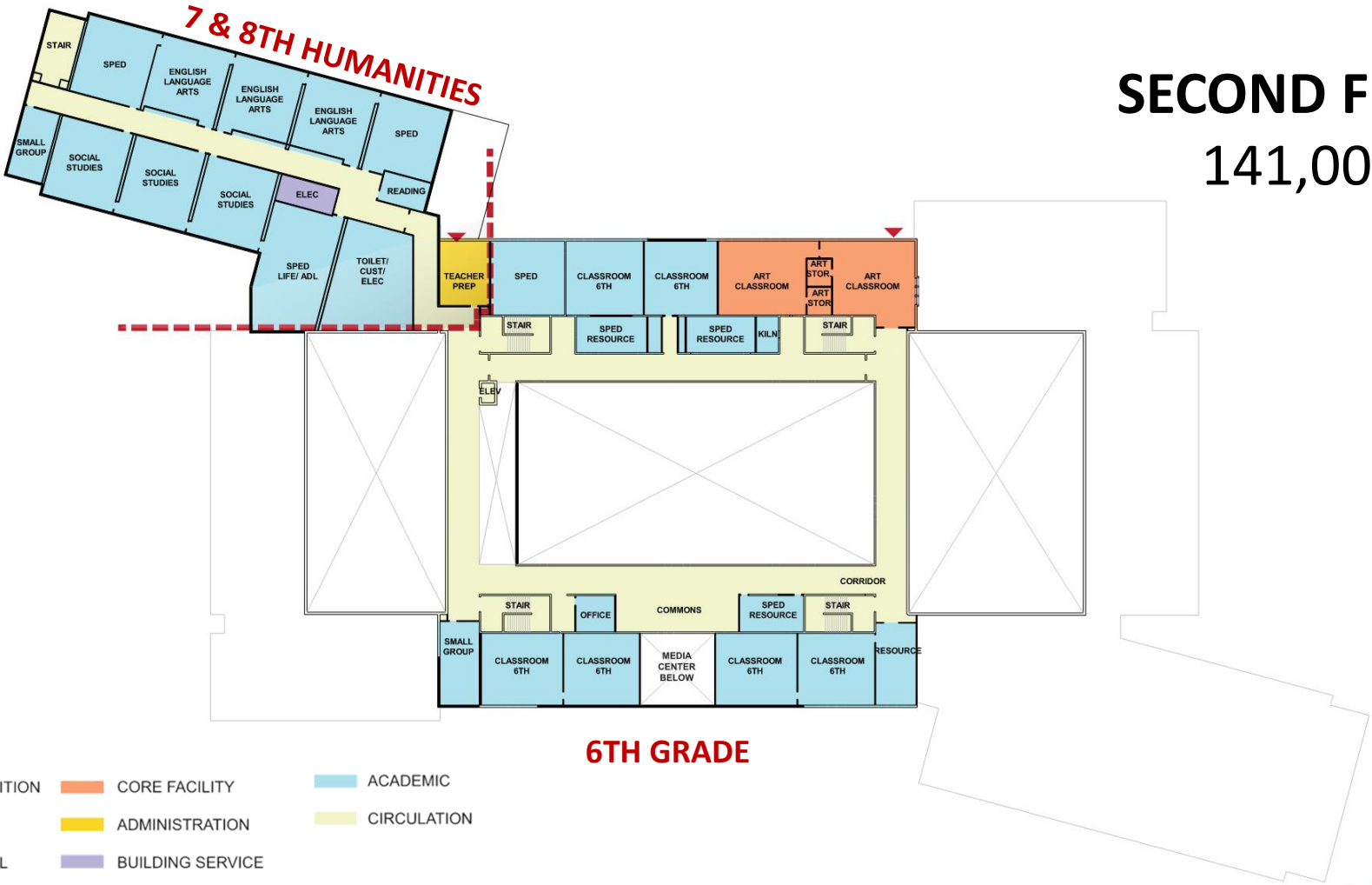
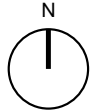


AR-2 (550)

ADDITION RENOVATION

SECOND FLOOR

141,000 GSF



- BUILDING ADDITION
- NEW WALL
- EXISTING WALL
- CORE FACILITY
- ADMINISTRATION
- BUILDING SERVICE
- ACADEMIC
- CIRCULATION

AR-2 (550)

ADDITION RENOVATION

EVALUATION CRITERIA	BR	AR-1 [550]	AR-1 [700]	AR-2 [550]	AR-2 [700]	AR-1.5 [550]	AR-1.5 [700]	NC-1 [550]	NC-1 [700]
EDUCATIONAL PROGRAM FULFILLMENT	1	2	3	4	4	3	3	5	5
SPACE SUMMARY VARIATIONS	1	3	3	2	1	1	2	5	5
SITE & FACILITY GOALS & OBJECTIVES	4	4	4	4	4	4	4	4	4
ENERGY EFFICIENCY & UTILITIES	4	4	4	3	3	4	4	4	4
CONSTRUCTION PHASING IMPACT	2	2	2	3	3	3	3	4	4
ESTIMATED LOCAL SHARE	1	5	4	3	2	5	5	3	3

OPTIONS COMPARISON



AR-1.5 (700)

ADDITION RENOVATION



AR-1.5 (700)

ADDITION RENOVATION

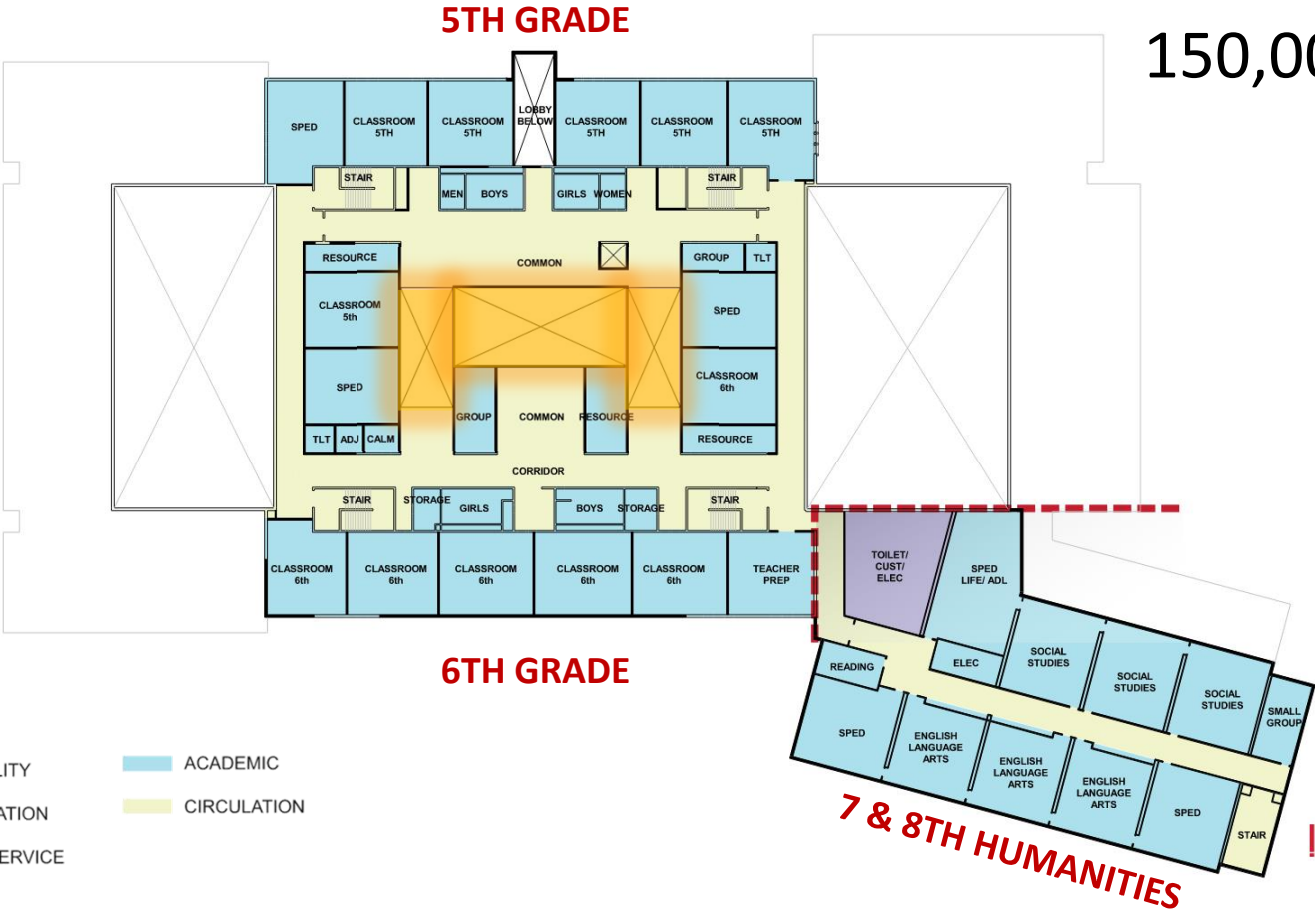
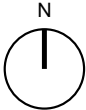


AR-1.5 (700)

ADDITION RENOVATION

SECOND FLOOR

150,000 GSF



- - - BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- NEW WALL
- ADMINISTRATION
- CIRCULATION
- EXISTING WALL
- BUILDING SERVICE

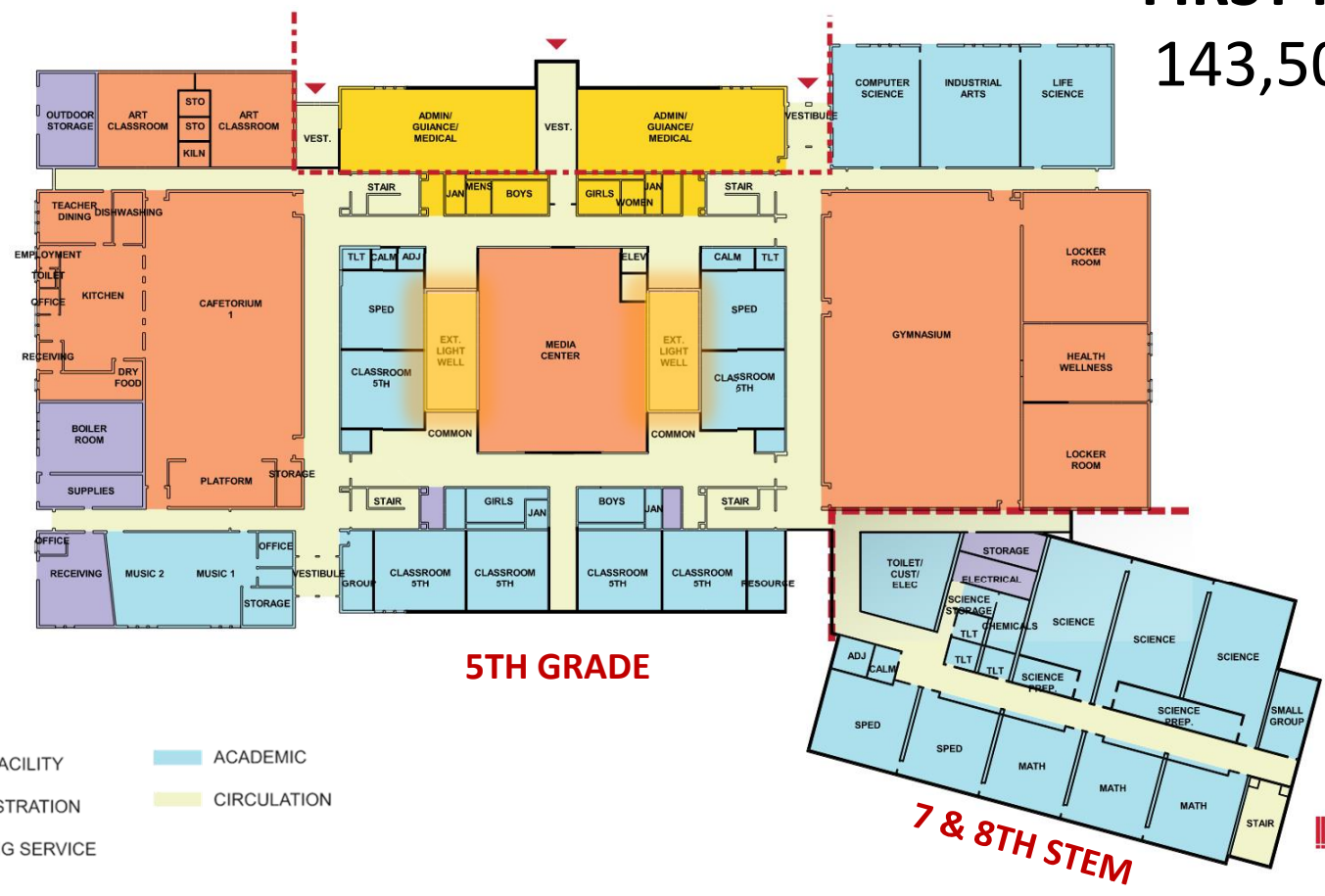
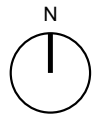


AR-1.5 (700)

ADDITION RENOVATION

FIRST FLOOR

143,500 GSF



- - - BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- NEW WALL
- ADMINISTRATION
- CIRCULATION
- EXISTING WALL
- BUILDING SERVICE

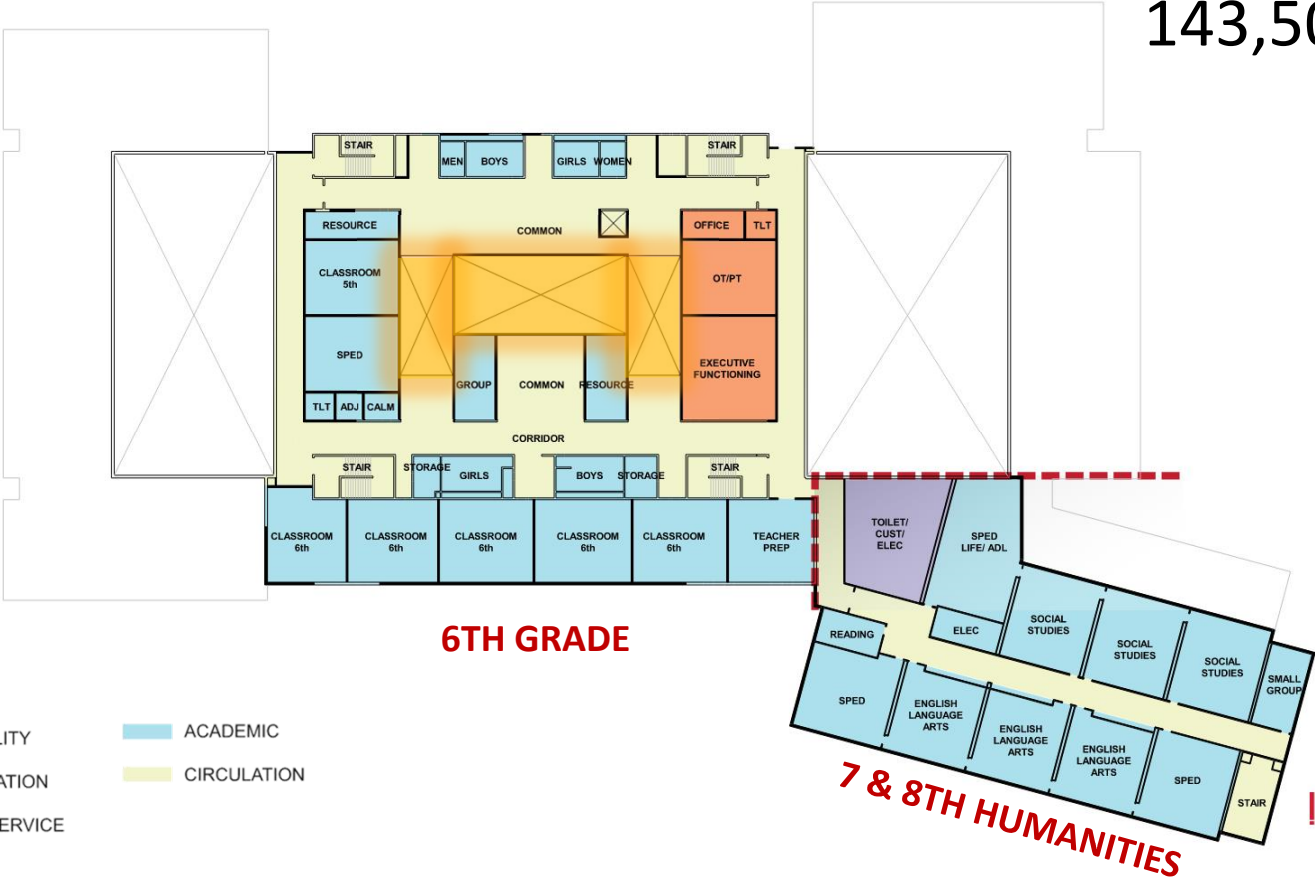
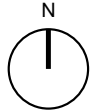


AR-1.5 (550)

ADDITION RENOVATION

SECOND FLOOR

143,500 GSF



AR-1.5 (550)

ADDITION RENOVATION

EVALUATION CRITERIA	BR	AR-1 [550]	AR-1 [700]	AR-2 [550]	AR-2 [700]	AR-1.5 [550]	AR-1.5 [700]	NC-1 [550]	NC-1 [700]
EDUCATIONAL PROGRAM FULFILLMENT	1	2	3	4	4	3	3	5	5
SPACE SUMMARY VARIATIONS	1	3	3	2	1	1	2	5	5
SITE & FACILITY GOALS & OBJECTIVES	4	4	4	4	4	4	4	4	4
ENERGY EFFICIENCY & UTILITIES	4	4	4	3	3	4	4	4	4
CONSTRUCTION PHASING IMPACT	2	2	2	3	3	3	3	4	4
ESTIMATED LOCAL SHARE	1	5	4	3	2	5	5	3	3

OPTIONS COMPARISON



NC-1 (700)

NEW CONSTRUCTION



NC-1 (700)

NEW CONSTRUCTION

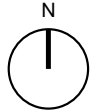


NC-1 (700)

NEW CONSTRUCTION

FIRST FLOOR

136,000 GSF



- - - BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- NEW WALL
- ADMINISTRATION
- CIRCULATION
- EXISTING WALL
- BUILDING SERVICE

NC-1 (700)

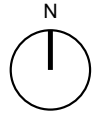
NEW CONSTRUCTION

6TH GRADE

5TH GRADE

SECOND FLOOR

136,000 GSF



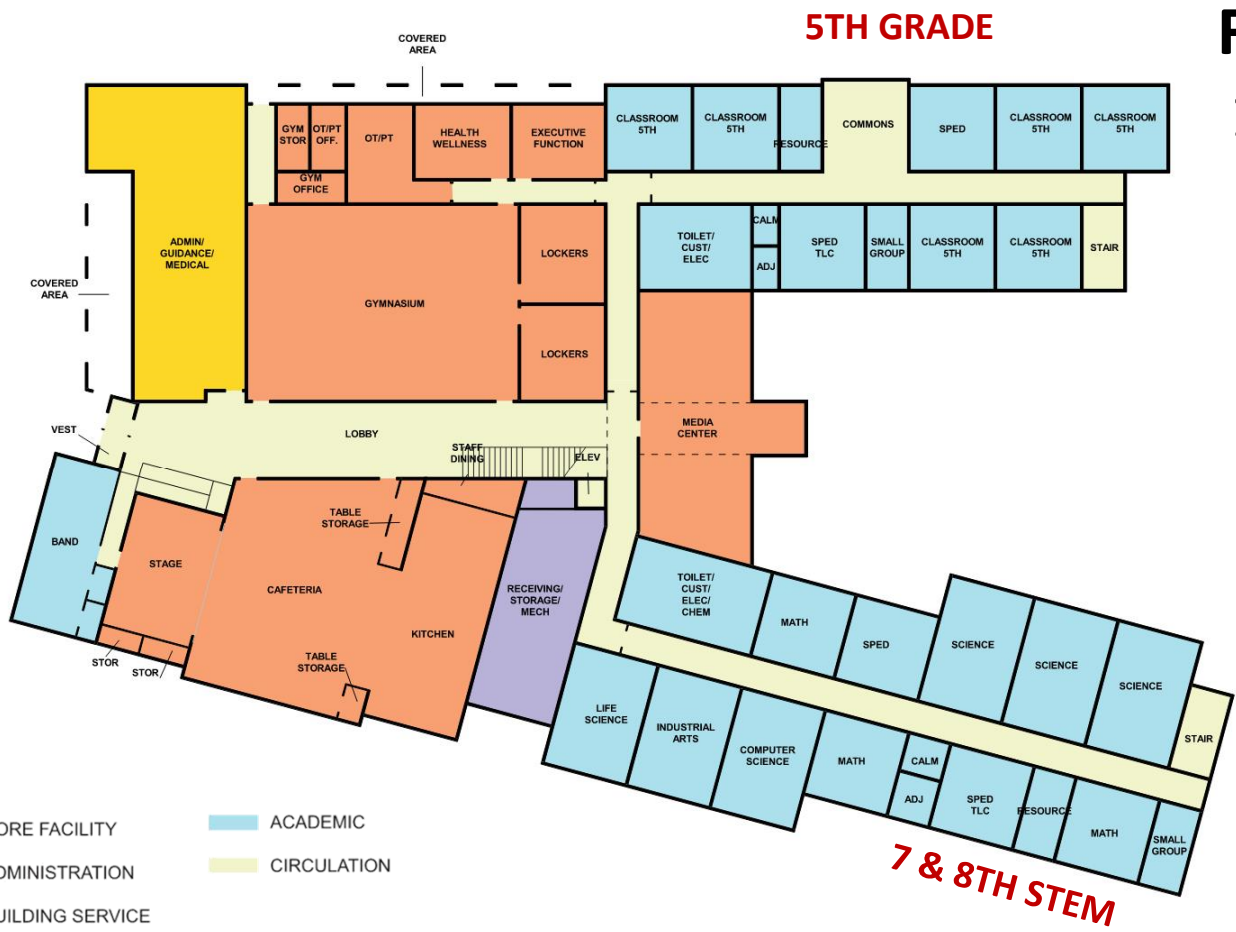
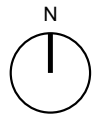
- - - BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- NEW WALL
- ADMINISTRATION
- CIRCULATION
- EXISTING WALL
- BUILDING SERVICE

NC-1 (700)

NEW CONSTRUCTION

FIRST FLOOR

119,500 GSF



- - - BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- NEW WALL
- ADMINISTRATION
- CIRCULATION
- EXISTING WALL
- BUILDING SERVICE

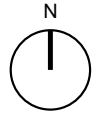
NC-1 (550)

NEW CONSTRUCTION

6TH GRADE

SECOND FLOOR

119,500 GSF



- - - BUILDING ADDITION
- CORE FACILITY
- ACADEMIC
- NEW WALL
- ADMINISTRATION
- CIRCULATION
- EXISTING WALL
- BUILDING SERVICE

7 & 8TH HUMANITIES

NC-1 (550)

NEW CONSTRUCTION

EVALUATION CRITERIA	BR	AR-1 [550]	AR-1 [700]	AR-2 [550]	AR-2 [700]	AR-1.5 [550]	AR-1.5 [700]	NC-1 [550]	NC-1 [700]
EDUCATIONAL PROGRAM FULFILLMENT	1	2	3	4	4	3	3	5	5
SPACE SUMMARY VARIATIONS	1	3	3	2	1	1	2	5	5
SITE & FACILITY GOALS & OBJECTIVES	4	4	4	4	4	4	4	4	4
ENERGY EFFICIENCY & UTILITIES	4	4	4	3	3	4	4	4	4
CONSTRUCTION PHASING IMPACT	2	2	2	3	3	3	3	4	4
ESTIMATED LOCAL SHARE	1	5	4	3	2	5	5	3	3

OPTIONS COMPARISON

EVALUATION CRITERIA	BR	AR-1 [550]	AR-1 [700]	AR-2 [550]	AR-2 [700]	AR-1.5 [550]	AR-1.5 [700]	NC-1 [550]	NC-1 [700]
EDUCATIONAL PROGRAM FULFILLMENT	1	2	3	4	4	3	3	5	5
SPACE SUMMARY VARIATIONS	1	3	3	2	1	1	2	5	5
SITE & FACILITY GOALS & OBJECTIVES	4	4	4	4	4	4	4	4	4
ENERGY EFFICIENCY & UTILITIES	4	4	4	3	3	4	4	4	4
CONSTRUCTION PHASING IMPACT	2	2	2	3	3	3	3	4	4
ESTIMATED LOCAL SHARE	1	5	4	3	2	5	5	3	3

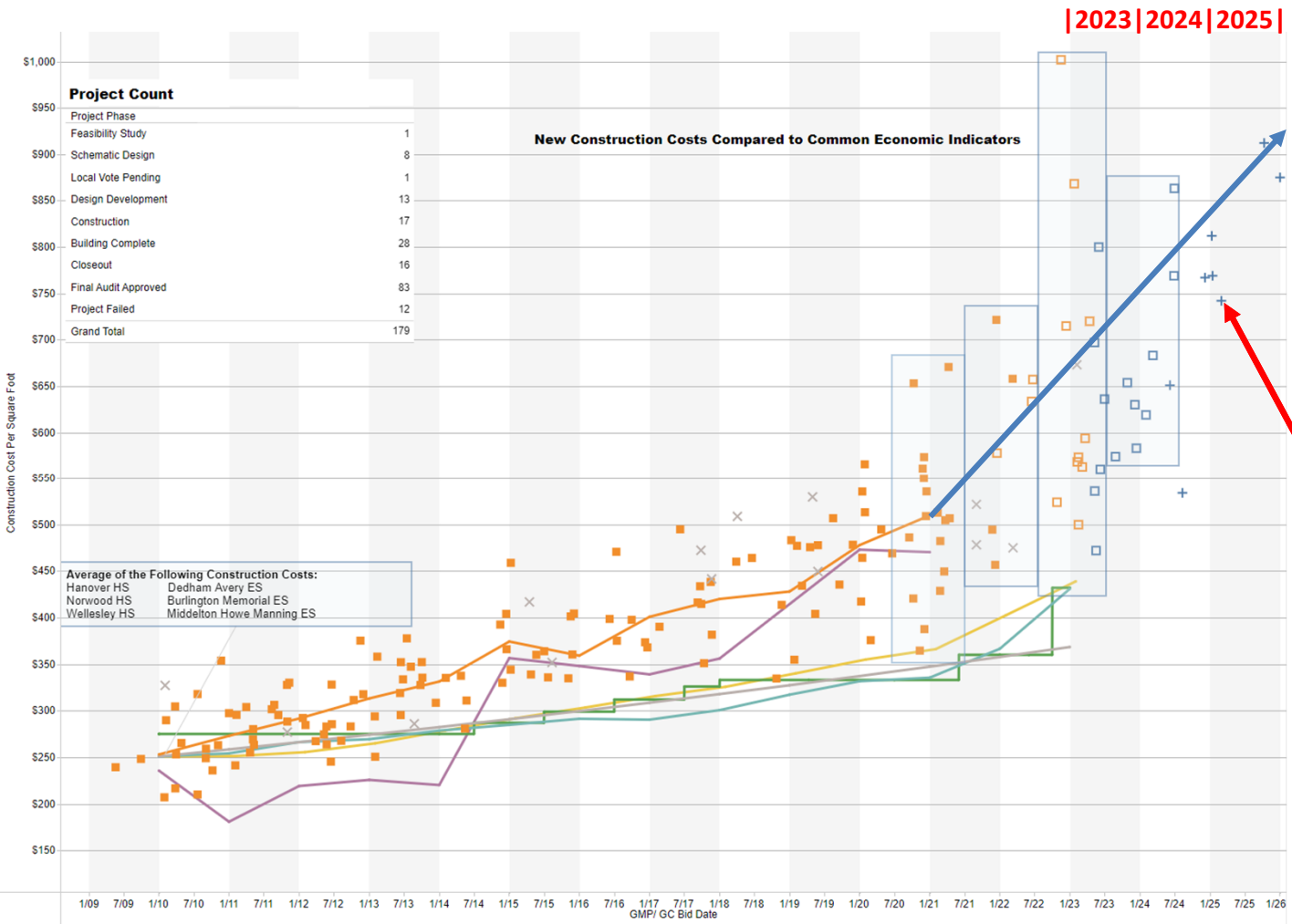
OPTIONS COMPARISON

EVALUATION CRITERIA	BR	AR-1 [700]	AR-2 [700]	AR-1.5 [700]	NC-1 [700]
EDUCATIONAL PROGRAM FULFILLMENT	1	3	4	3	5
SPACE SUMMARY VARIATIONS	1	3	1	2	5
SITE & FACILITY GOALS & OBJECTIVES	4	4	4	4	4
ENERGY EFFICIENCY & UTILITIES	4	4	3	4	4
CONSTRUCTION PHASING IMPACT	2	2	3	3	4
ESTIMATED LOCAL SHARE	1	4	2	5	3

OPTIONS COMPARISON

EVALUATION CRITERIA	BR	AR-1 [700]	AR-2 [700]	AR-1.5 [700]	NC-1 [700]
EDUCATIONAL PROGRAM FULFILLMENT	1	3	4	3	5
SPACE SUMMARY VARIATIONS	1	3	1	2	5
SITE & FACILITY GOALS & OBJECTIVES	4 th 5th	4 th 3rd	4 th 4th	4 th 2nd	4 th 1st
ENERGY EFFICIENCY & UTILITIES	4	4	3	4	4
CONSTRUCTION PHASING IMPACT	2	2	3	3	4
ESTIMATED LOCAL SHARE	1	4	2	5	3

OPTIONS COMPARISON



Trendline – in blue
 Average Construction Costs
 increase to \$800 Sq.Ft. by 2025

Similar project – 8+ months ahead of the CMS project:
 Whitman-Hanson
 Whitman Middle School
Construction Cost/Sf: \$742
 GMP/ GC Date: **2/25**
 Project Phase: **PSR**
 PS & B Approval: **10/25/2023**

Project Costs =
Construction Costs (70%+/-)
 +
Soft Costs (30%+/-)

MSBA MARKET TRENDS

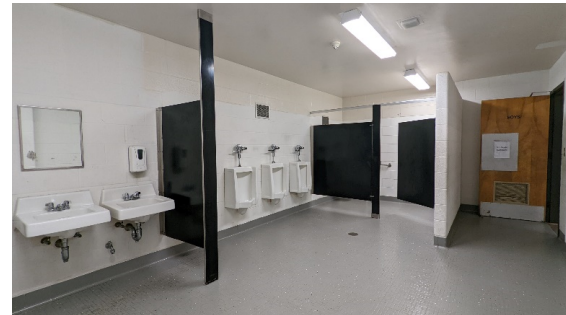
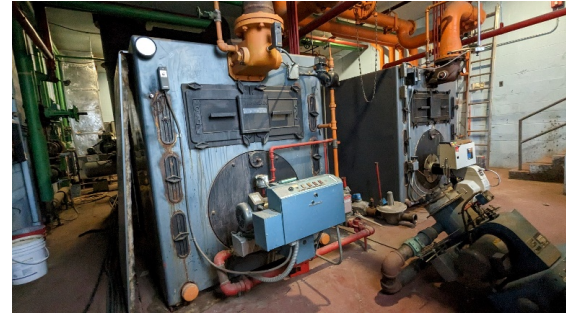
Base Repair	
Option	BR
Building Square Footage	130,000
MSBA \$/Sq.Ft. Reimbursement Cap	-
Cost ESTIMATE including Contingency	\$113 - \$125M
MAXIMUM Reimbursement Amount	\$0
POTENTIAL Local Share	\$113 - \$125M
Duration & Disturbance Time Frame	5 to 10 years very high



Scope of Work

Estimated Construction Cost

Superstructure, Foundations & Slabs	±\$1.0M
Exterior Closure	±\$13.0M
Roofing	±\$6.9M
Interior Construction	±\$8.4M
Interior Finishes	±\$6.4M
Conveying Systems	±\$0.3M
Plumbing	±\$5.3M
HVAC	±\$25.5M
Fire Protection	±\$2.4M
Electrical	±\$18.2M
Equipment & Furnishings	±4.4M
Hazmat Removal	±3.1M



BASE REPAIR

	Base Repair	Mainly Renovation		Addition/Renovation		Addition/Renovation Hybrid		All New	
Option	BR	AR-1 [550]	AR-1 [700]	AR-2 [550]	AR-2 [700]	AR-1.5 [550]	AR-1.5 [700]	NC-1 [550]	NC-1 [700]
Building Square Footage	130,000	134,000	145,500	141,000	156,000	143,500	150,000	119,500	136,000
MSBA \$/Sq.Ft. Reimbursement Cap	-	@ \$393 sf	@ \$393 sf	@ \$393 sf	@ \$393 sf	@ \$393 sf	@ \$393 sf	@ \$393 sf	@ \$393 sf
Cost ESTIMATE including Contingency	\$113 - \$125M	\$128 - \$141M	\$137 - \$151M	\$138 - \$153M	\$148 - \$164M	\$132 - \$146M	\$134 - \$148M	\$126 - \$139M	\$135 - \$149M
MAXIMUM Reimbursement Amount	\$0	\$55 - \$60M	\$58 - \$65M	\$58 - \$64M	\$63 - \$69M	\$58 - \$64M	\$60 - \$66M	\$45 - \$49M	\$52 - \$57M
POTENTIAL Local Share	\$113 - \$125M	\$73 - \$81M	\$78 - \$86M	\$81 - \$89M	\$86 - \$95M	\$77 - \$82M	\$74 - \$81M	\$81 - \$89M	\$83 - \$92M
Duration & Disturbance Time Frame	5 to 10 years very high	4 years very high	4 years very high	4 years high	4 years high	4 years high	4 years high	3 years low	3 years low

OPTIONS COST COMPARISON

	Base Repair	Mainly Renovation	Addition/Renovation	Addition/Renovation Hybrid	All New
Option	BR	AR-1 [700]	AR-2 [700]	AR-1.5 [700]	NC-1 [700]
Building Square Footage	130,000	145,500	156,000	150,000	136,000
MSBA \$/Sq.Ft. Reimbursement Cap	-	@ \$393 sf	@ \$393 sf	@ \$393 sf	@ \$393 sf
Cost ESTIMATE including Contingency	\$113 - \$125M	\$137 - \$151M	\$148 - \$164M	\$134 - \$148M	\$135 - \$149M
MAXIMUM Reimbursement Amount	\$0	\$58 - \$65M	\$63 - \$69M	\$60 - \$66M	\$52 - \$57M
POTENTIAL Local Share	\$113 - \$125M	\$78 - \$86M	\$86 - \$95M	\$74 - \$81M	\$83 - \$92M
Duration & Disturbance Time Frame	5 to 10 yrs. very high	4 years very high	4 years high	4 years high	3 years low

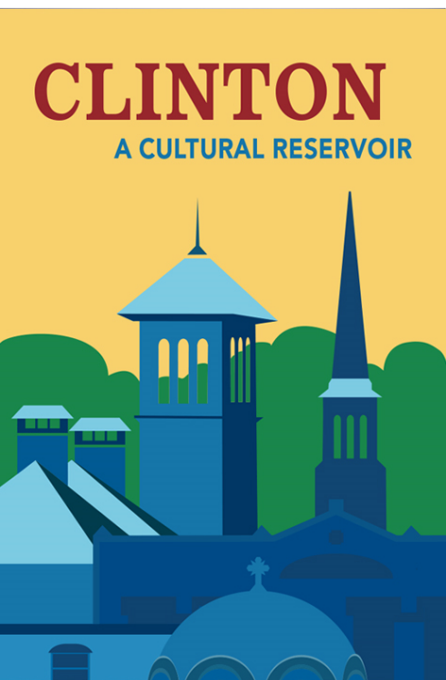
OPTIONS COST COMPARISON

EVALUATION CRITERIA	BR	AR-1 [700]	AR-2 [700]	AR-1.5 [700]	NC-1 [700]
EDUCATIONAL PROGRAM FULFILLMENT	1	3	4	3	5
SPACE SUMMARY VARIATIONS	1	3	1	2	5
SITE & FACILITY GOALS & OBJECTIVES	4	4	4	4	4
ENERGY EFFICIENCY & UTILITIES	4	4	3	4	4
CONSTRUCTION PHASING IMPACT	5-10 Years	4 Years	4 Years	4 Years	3 Years
ESTIMATED LOCAL SHARE	\$113 - \$125M	\$78 - \$86M	\$86 - \$95M	\$74 - \$81M	\$83 - \$92M

OPTIONS COMPARISON



**Dedicated to
Achieving
Your Goals**



**Committed
to Your
Community**



**Design
inspired by
You**



Clinton MIDDLE SCHOOL BUILDING PROJECT



Massachusetts School
Building Authority

