Buildings for Our Future: 2016 Update

Portland Public Schools
LEARNING TO SUCCEED

OAK POINT ASSOCIATES
architecture
engineering
planning

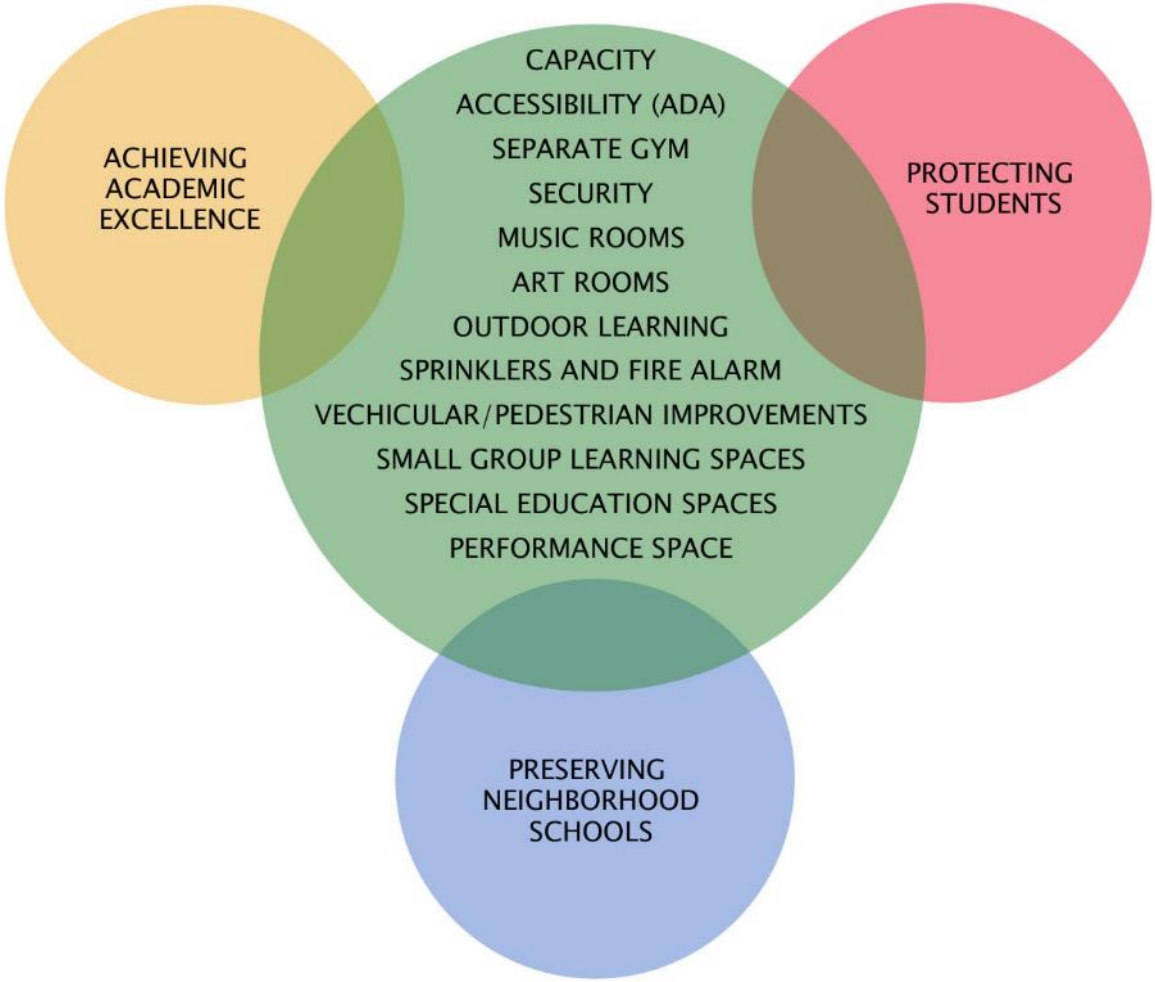
March 1, 2016

Buildings For Our Future: Project Objectives

- Transform five elementary schools in poor and worsening condition into 21st century centers of learning for outstanding academic achievement for our children
- Ensure each elementary school has up-to-date security systems and meet fire safety standards
- Preserve our existing neighborhood schools, ensuring that our children stay connected to the community in which they live
- Leverage state and local funding for comprehensive approach

Portland Public Schools
LEARNING TO SUCCEED

Project Objectives



Portland Public Schools
LEARNING TO SUCCEED

Original BFOF Project Budget

Buildings for Our Future
Portland Public Schools
Elementary Schools, Grades PreK-5

Oak Point Associates
31-May-13

Recommendation

Implementation of the "facility equity model" with energy and sustainability upgrades, outdoor curriculum enhancements and building and site specific improvements at each school. State funding of Hall and Longfellow. Local funding of Lyseth, Presumpscot and Reiche.

	Hall	Longfellow	Lyseth	Presumpscot	Reiche	Total
A NEW CONSTRUCTION						
Renovation/Reconfiguration	$ -	$ 4,961,738	$ 3,606,210	$ 2,270,177	$ 7,838,031	$ 13,714,419
New Construction/Addition	$ 13,200,000	$ 2,740,210	$ 6,556,436	$ 6,358,660	$ 1,045,840	$ 13,960,936
Demolition	$ 271,375	$ -	$ 51,500	$ 800	$ 1,740	$ 54,040
Built in Equipment	$ 681,000	$ 593,000	$ 546,000	$ 484,000	$ 408,000	$ 1,438,000
Site Development	$ 2,892,120	$ 962,400	$ 1,997,640	$ 1,118,640	$ 682,320	$ 3,798,600
Subtotal	**$ 17,044,495**	**$ 9,257,348**	**$ 12,757,786**	**$ 10,232,277**	**$ 9,975,931**	**$ 32,965,995**
B ADMINISTRATIVE COST & RESERVE						
Temporary Classrooms	$ 150,000	$ -	$ -	$ -	$ -	$ -
Advertising/Insurance/legal	$ 65,000	$ 55,000	$ 55,000	$ 55,000	$ 55,000	$ 165,000
Bid Contingency 5%	$ 852,225	$ 462,867	$ 637,889	$ 511,614	$ 498,797	$ 1,648,300
Construction Contingency 5%	$ 852,225	$ 462,867	$ 637,889	$ 511,614	$ 498,797	$ 1,648,300
Subtotal	**$ 1,919,450**	**$ 980,734**	**$ 1,330,778**	**$ 1,078,228**	**$ 1,052,594**	**$ 3,461,600**
C FEES AND SERVICES						
Architect/Engineer	$ 1,176,070	$ 781,315	$ 983,200	$ 783,246	$ 904,242	$ 2,670,688
A/E Reimbursable	$ 44,400	$ 39,400	$ 39,400	$ 39,400	$ 39,400	$ 118,200
Commissioning	$ 80,000	$ 56,762	$ 71,364	$ 56,878	$ 74,578	$ 202,820
Environmental Permitting	$ 62,900	$ 18,760	$ 27,532	$ 18,760	$ 18,760	$ 65,052
Life Cycle Cost Analysis	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 30,000
Surveys/Soils/Testing	$ 125,000	$ 39,500	$ 45,500	$ 45,500	$ 34,500	$ 125,500
Clerk of the Works	$ 147,000	$ 73,500	$ 73,500	$ 73,500	$ 73,500	$ 220,500
Subtotal	**$ 1,645,370**	**$ 1,019,237**	**$ 1,250,496**	**$ 1,027,284**	**$ 1,154,980**	**$ 3,432,760**
	STATE FUNDED		**LOCALLY FUNDED**			
D TOTAL PROJECT COST	**$ 20,609,315**	**$ 11,257,319**	**$ 15,339,060**	**$ 12,337,789**	**$ 12,183,505**	**$ 39,860,355**

Portland Public Schools
LEARNING TO SUCCEED

Escalation

Year	Historic Construction Index	Escalation	Source	Adjusted City Cost Index, Portland, ME Means Weighted Average: 96.3%
2004	655	5.19%	Turner Construction cost index (national)	5.00%
2005	717	8.65%	Turner Construction cost index (national)	8.33%
2006	793	9.58%	Turner Construction cost index (national)	9.23%
2007	854	7.14%	Turner Construction cost index (national)	6.88%
2008	908	5.95%	Turner Construction cost index (national)	5.73%
2009	832	-9.13%	Turner Construction cost index (national)	-8.80%
2010	799	-4.13%	Turner Construction cost index (national)	-3.98%
2011	812	1.60%	Turner Construction cost index (national)	1.54%
2012	830	2.17%	Turner Construction cost index (national)	2.09%
2013	864	3.94%	Turner Construction cost index (national)	3.79%
2014	902	4.21%	Turner Construction cost index (national)	4.06%
2015	943	4.35%	Turner Construction cost index (national)	4.19%
2016	970	2.78%	Projected	2.68%
2017	1000	3.00%	Projected	2.89%
2018	1035	3.38%	Projected	3.26%
2019	1070	3.27%	Projected	3.15%
2020	1110	3.60%	Projected	3.47%
2021	1150	3.48%	Projected	3.35%
2022	1185	2.95%	Projected	2.84%

Note: Base year 1967, index 100

Data sources: Turner Construction cost index, R.S. Means

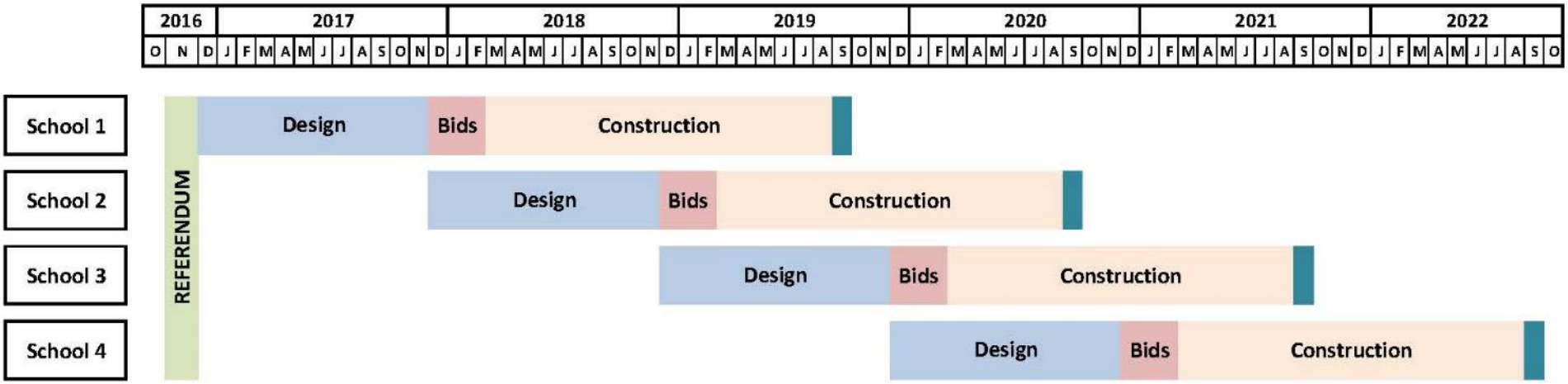
Portland Public Schools
LEARNING TO SUCCEED

Escalation

OAK POINT ASSOCIATES
architecture
engineering
planning

Portland Public Schools
LEARNING TO SUCCEED

Project Schedule



OAK POINT ASSOCIATES
architecture
engineering
planning

Project Schedule / Escalation

	Years of Escalation	Escalation-November Referendum
School 1	2015-2018	13.01%
School 2	2015-2019	16.16%
School 3	2015-2020	19.63%
School 4	2015-2021	22.98%

- Project order has not been determined
- Budgets were run through escalation factors using “least expensive first / most expensive last” and “most expensive first / least expensive last” scenarios and the total cost difference (due to escalation was approximately $500,000
- A “schedule mid-point” escalation factor of 18% has been used in the following budgets in order to provide an average escalation factor for scheduling flexibility

Portland Public Schools
LEARNING TO SUCCEED

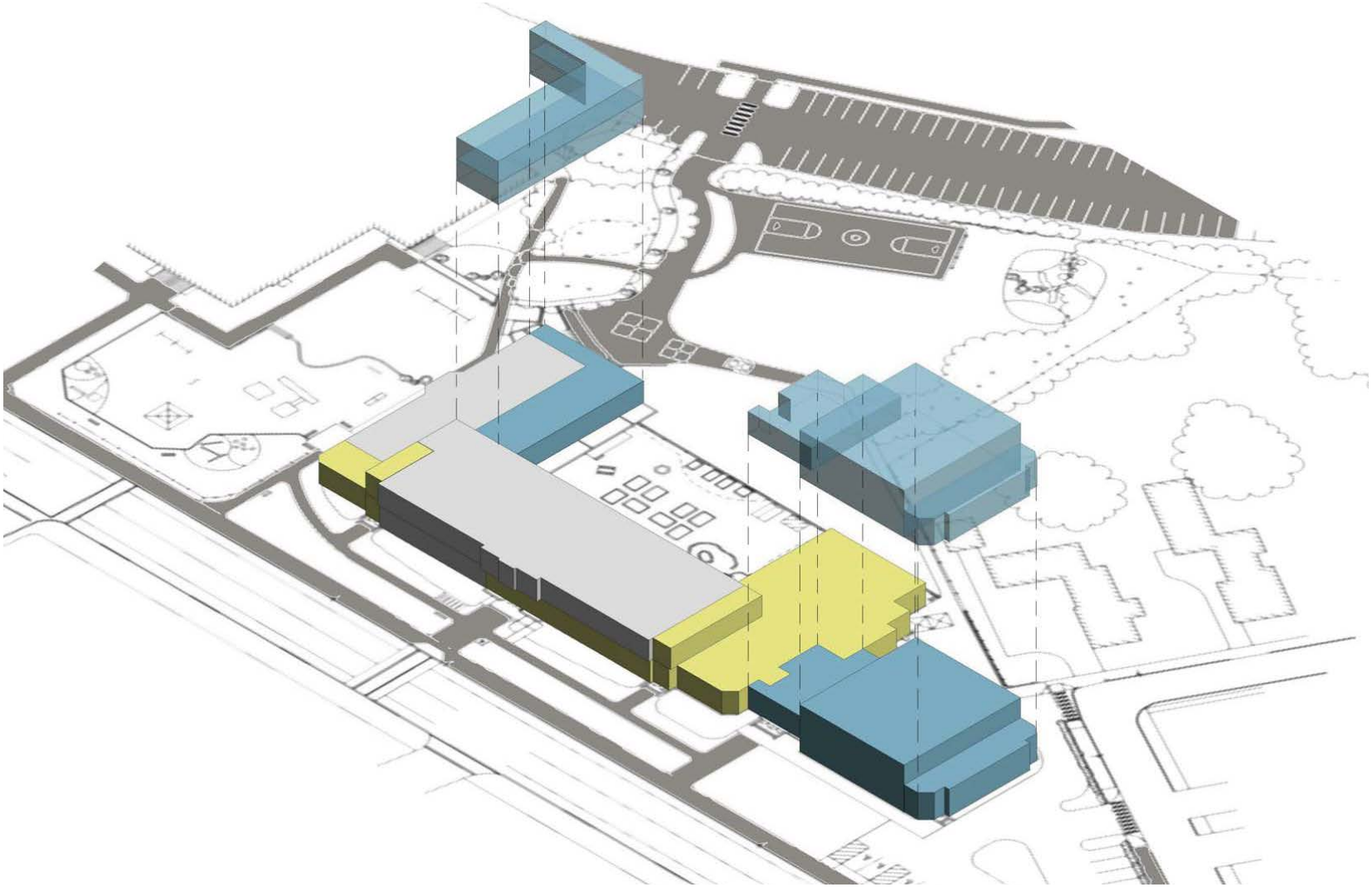
Buildings for Our Future

Longfellow Elementary School

OAK POINT ASSOCIATES
architecture
engineering
planning

Portland Public Schools
LEARNING TO SUCCEED

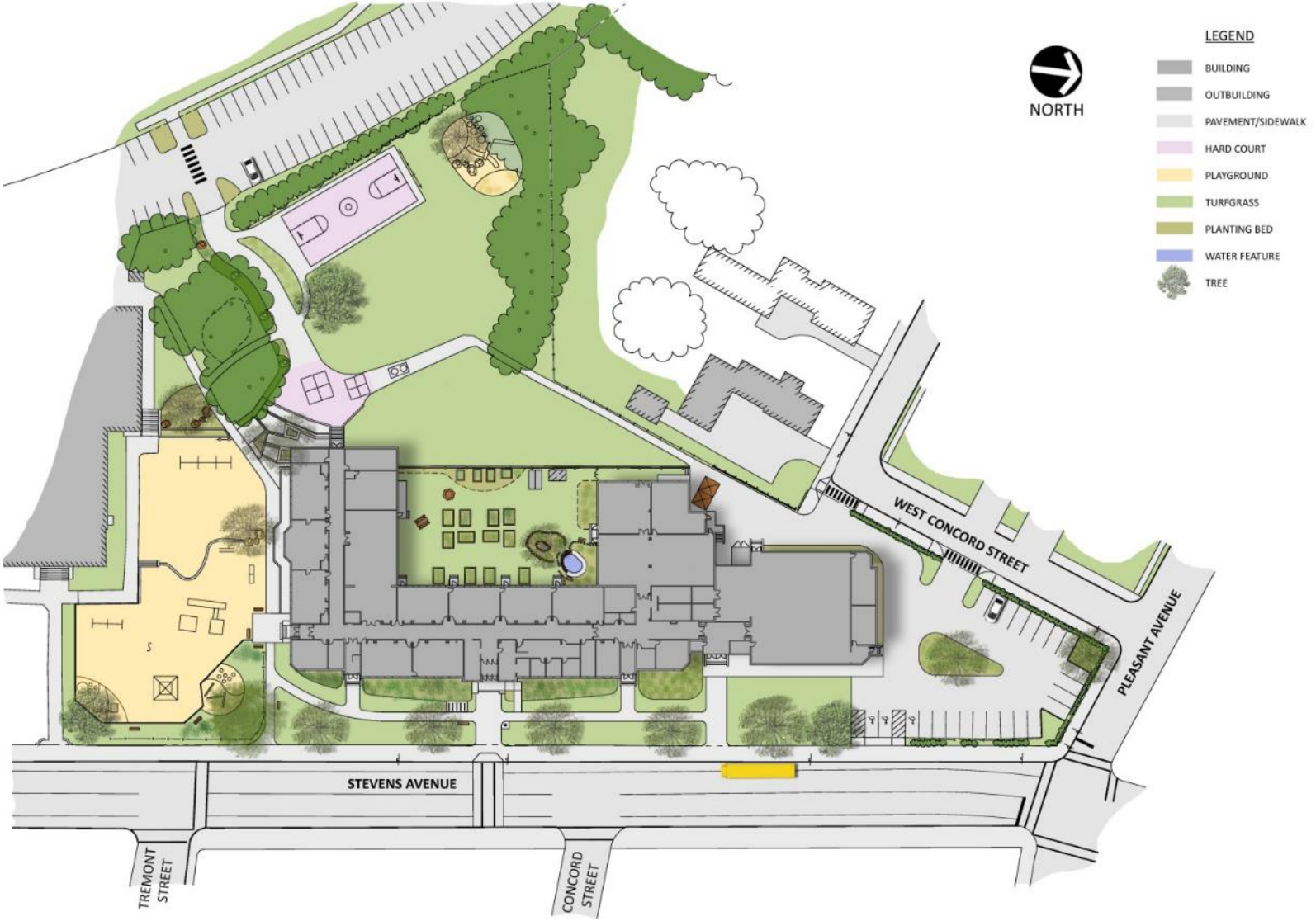
Longfellow: BFOF Massing



OAK POINT ASSOCIATES
architecture
engineering
planning

Portland Public Schools
LEARNING TO SUCCEED

Longfellow: BFOF Site Plan



Longfellow Elementary School

OAK POINT ASSOCIATES
architecture
engineering
planning

Longfellow: Currently Envisioned Scope Changes

Removed:

- Rainwater harvesting
- Vegetated roof on library addition
- Reduced cost of security system to match current district plans

Added:

- Re-pointing of masonry and precast concrete exterior
- Replacement of the existing roof
- Storm drain repairs
- Playground improvements and outdoor learning environments
- Additional hazardous materials removals
- Moveable Equipment (furniture and technology equipment)

Portland Public Schools
LEARNING TO SUCCEED

Longfellow: Budget

	Buildings for Our Future (2013)	BFOF Escalated	BFOF Escalated-Currently Envisioned
A CONSTRUCTION			
1 Construction Estimate			
Renovation/Reconfiguration			
Structural/Architectural	$2,152,916	$2,539,364	$2,539,364
Mechanical/Plumbing/Sprinkler	$1,785,413	$2,105,895	$2,105,895
Electrical	$1,023,408	$1,207,110	$1,207,110
Renovation non-equity model	$0	$0	$1,639,264
New Construction/Addition	$2,740,210	$3,232,078	$3,232,078
Demolition	$0	$0	$0
Built-in Equipment	$593,000	$699,444	$699,444
Site Development	$962,400	$1,135,151	$1,135,151
Subtotal	**$9,257,347**	**$10,919,042**	**$12,558,305**
B ADMINISTRATIVE COSTS & RESERVES			
2 Land Purchase and Related Costs	$0	$0	$0
3 Moveable Equipment	$0	$0	$1,028,084
4 Advertising and Legal	$55,000	$55,000	$55,000
5 Percent for Art	$0	$0	$0
6 Project Reserves	$0	$35,000	$35,000
7 Project Contingency	$925,735	$1,091,904	$1,255,831
Subtotal	**$980,735**	**$1,181,904**	**$2,373,915**
C FEES AND SERVICES			
8 Architect / Engineer Basic Services	$781,315	$956,507	$1,112,237
9 Architect / Engineer Additional Services	$10,000	$10,000	$10,000
10 Architect / Engineer Reimbursables	$39,400	$39,400	$39,400
11 Site Selection	$0	$0	$0
12 Permitting & Approvals	$18,760	$18,760	$18,760
13 Survey and Soils	$39,500	$39,500	$39,500
14 Construction Testing	$0	$15,000	$15,000
15 Project Coordination	$0	$45,000	$45,000
16 Clerk of the Works	$73,500	$84,000	$84,000
17 Commissioning	$56,762	$65,000	$65,000
18 Other Professional Services	$0	$0	$0
Subtotal	**$1,019,237**	**$1,273,167**	**$1,428,897**
D TOTAL PROJECT COST	**$11,257,319**	**$13,374,113**	**$16,361,117**

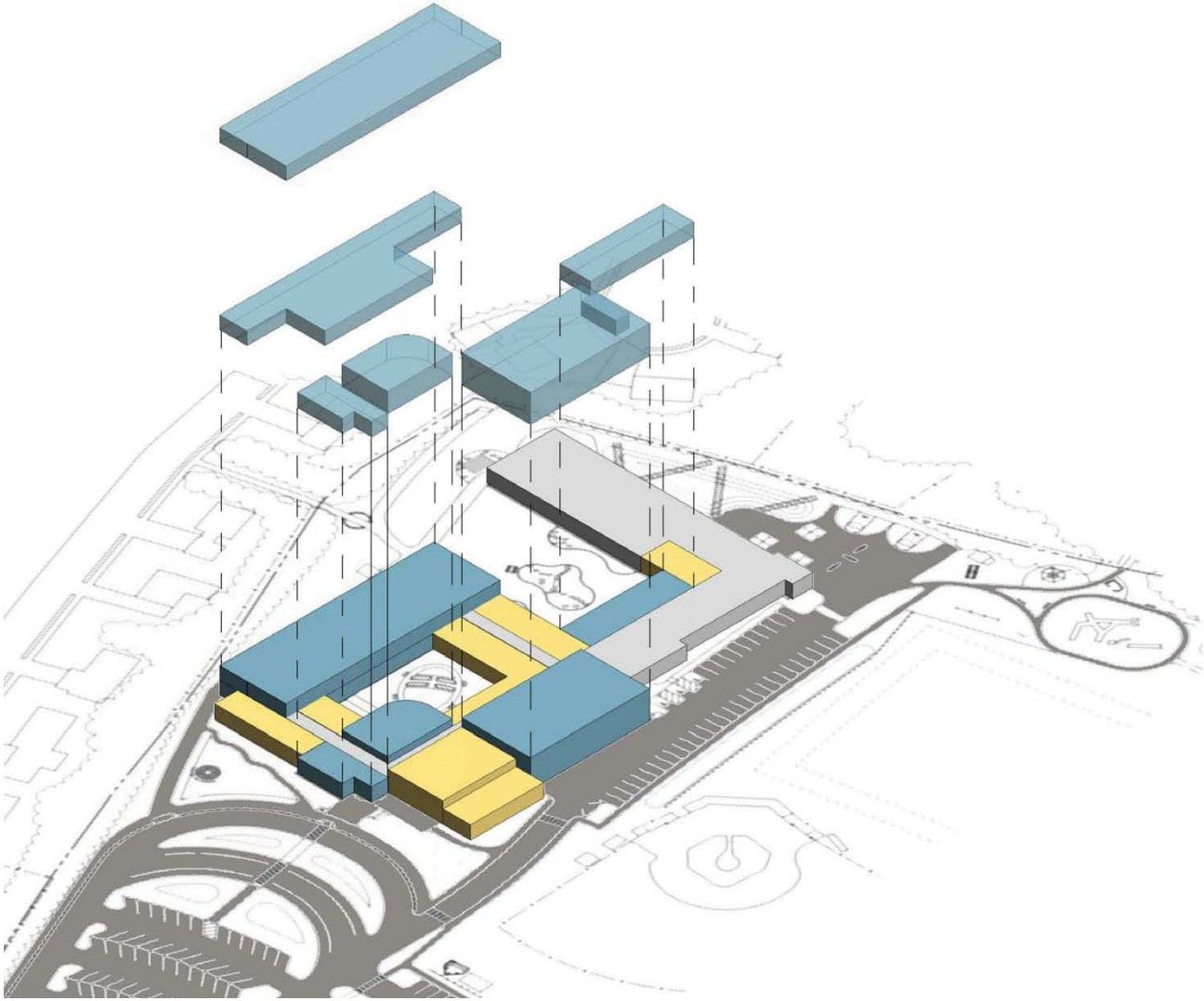
Portland Public Schools
LEARNING TO SUCCEED

Lyseth Elementary School

OAK POINT ASSOCIATES
architecture
engineering
planning

Portland Public Schools
LEARNING TO SUCCEED

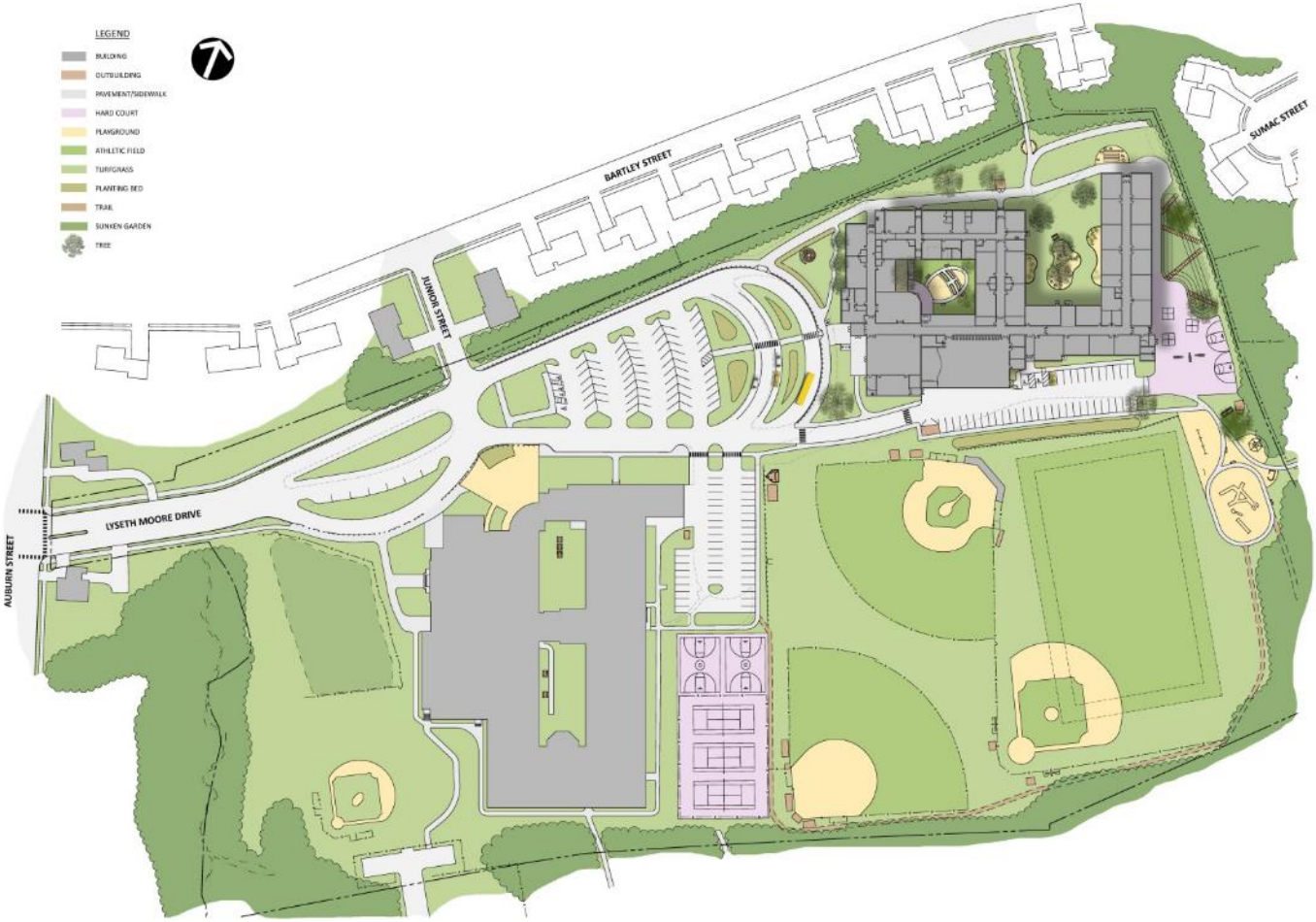
Lyseth: BFOF Massing



OAK POINT ASSOCIATES
architecture
engineering
planning

Portland Public Schools
LEARNING TO SUCCEED

Lyseth: BFOF Site Plan



Lyseth Elementary School

OAK POINT ASSOCIATES
architecture
engineering
planning

Lyseth: Currently Envisioned Scope Changes

Removed:

- Rainwater harvesting
- Vegetated roof
- Reduced cost of security system to match current district plans

Added:

- Reconstruction of the Moore parking lot (including stormwater management)
- Entrance improvements
- Playground and outdoor learning improvements
- Moveable Equipment (furniture and technology equipment)

Portland Public Schools
LEARNING TO SUCCEED

Lyseth: Budget

	Buildings for Our Future (2013)	BFOF Escalated	BFOF Escalated-Currently Envisioned
A CONSTRUCTION			
1 Construction Estimate			
Renovation/Reconfiguration			
Structural/Architectural	$1,115,304	$1,315,501	$1,315,501
Mechanical/Plumbing/Sprinkler	$1,507,649	$1,778,272	$1,778,272
Electrical	$983,257	$1,159,752	$1,159,752
Renovation non-equity model	$0	$0	$683,502
New Construction/Addition	$6,556,436	$7,733,316	$7,733,316
Demolition	$51,500	$60,744	$60,744
Built-in Equipment	$546,000	$644,007	$644,007
Site Development	$1,997,640	$2,356,216	$2,356,216
Subtotal	**$12,757,787**	**$15,047,809**	**$15,731,312**
B ADMINISTRATIVE COSTS & RESERVES			
2 Land Purchase and Related Costs	$0	$0	$0
3 Moveable Equipment	$0	$0	$1,198,292
4 Advertising and Legal	$55,000	$55,000	$55,000
5 Percent for Art	$0	$0	$0
6 Project Reserves	$0	$35,000	$35,000
7 Project Contingency	$1,275,779	$1,504,781	$1,573,131
Subtotal	**$1,330,779**	**$1,594,781**	**$2,861,423**
C FEES AND SERVICES			
8 Architect / Engineer Basic Services	$983,200	$1,221,161	$1,285,410
9 Architect / Engineer Additional Services	$10,000	$0	$0
10 Architect / Engineer Reimbursables	$39,400	$39,400	$39,400
11 Site Selection	$0	$0	$0
12 Permitting & Approvals	$27,532	$27,532	$27,532
13 Survey and Soils	$45,500	$45,500	$45,500
14 Construction Testing	$0	$15,000	$15,000
15 Project Coordination	$0	$45,000	$45,000
16 Clerk of the Works	$73,500	$84,000	$84,000
17 Commissioning	$71,364	$80,000	$80,000
18 Other Professional Services	$0	$0	$0
Subtotal	**$1,250,496**	**$1,557,593**	**$1,621,842**
D TOTAL PROJECT COST	**$15,339,062**	**$18,200,184**	**$20,214,577**

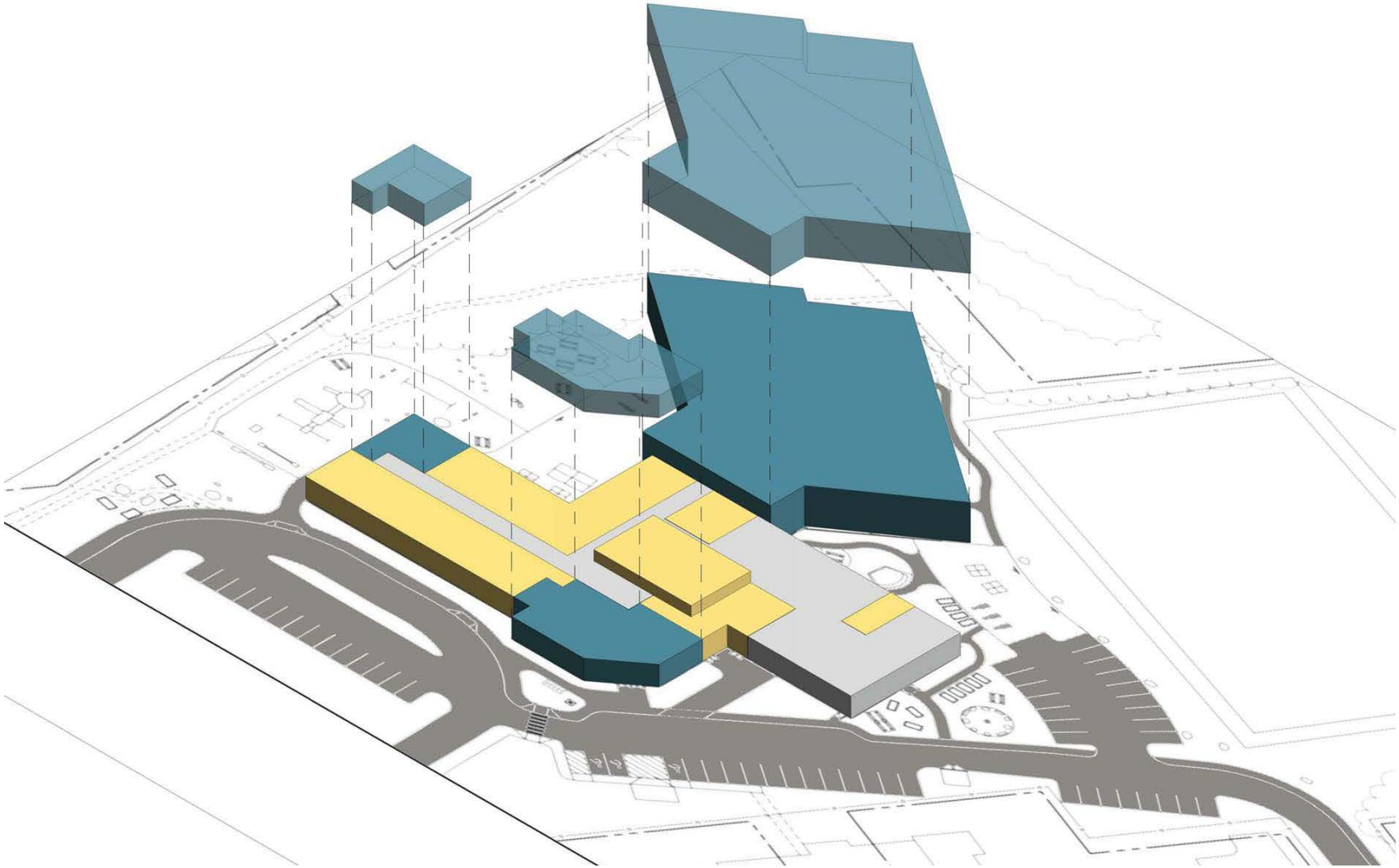
Portland Public Schools
LEARNING TO SUCCEED

Presumpscot Elementary School

OAK POINT ASSOCIATES
architecture
engineering
planning

Portland Public Schools
LEARNING TO SUCCEED

Presumpscot: BFOF Massing



OAK POINT ASSOCIATES
architecture
engineering
planning

Portland Public Schools
LEARNING TO SUCCEED

Presumpscot: BFOF Site Plan

Presumpscot Elementary School

OAK POINT ASSOCIATES
architecture
engineering
planning

Presumpscot: Currently Envisioned Scope Changes

Removed:

- Rainwater harvesting
- Vegetated roof
- Reduced cost of security system to match current district plans

Added:

- Pavement in the parking lots and bus loop
- Play field improvements including underdrains
- Additional site improvements
- Outdoor learning spaces
- Moveable Equipment (furniture and technology equipment)

Portland Public Schools
LEARNING TO SUCCEED

Presumpscot: Budget

	Buildings for Our Future (2013)	BFOF Escalated	BFOF Escalated-Currently Envisioned
A CONSTRUCTION			
1 Construction Estimate			
Renovation/Reconfiguration			
Structural/Architectural	$710,990	$838,613	$838,613
Mechanical/Plumbing/Sprinkler	$948,823	$1,119,137	$1,119,137
Electrical	$610,365	$719,925	$719,925
Renovation non-equity model	$0	$0	$424,113
New Construction/Addition	$6,359,460	$7,500,983	$7,500,983
Demolition	$0	$0	$0
Built-in Equipment	$484,000	$570,878	$570,878
Site Development	$1,118,640	$1,319,436	$1,319,436
Subtotal	**$10,232,278**	**$12,068,972**	**$12,493,086**
B ADMINISTRATIVE COSTS & RESERVES			
2 Land Purchase and Related Costs	$0	$0	$0
3 Moveable Equipment	$0	$0	$1,005,628
4 Advertising and Legal	$55,000	$55,000	$55,000
5 Percent for Art	$0	$0	$0
6 Project Reserves	$0	$35,000	$35,000
7 Project Contingency	$1,023,228	$1,206,897	$1,249,309
Subtotal	**$1,078,228**	**$1,296,897**	**$2,344,937**
C FEES AND SERVICES			
8 Architect / Engineer Basic Services	$783,246	$959,028	$999,319
9 Architect / Engineer Additional Services	$10,000	$10,000	$10,000
10 Architect / Engineer Reimbursables	$39,400	$39,400	$39,400
11 Site Selection	$0	$0	$0
12 Permitting & Approvals	$18,760	$18,760	$18,760
13 Survey and Soils	$45,500	$39,500	$39,500
14 Construction Testing	$0	$15,000	$15,000
15 Project Coordination	$0	$45,000	$45,000
16 Clerk of the Works	$73,500	$84,000	$84,000
17 Commissioning	$56,878	$60,000	$60,000
18 Other Professional Services	$0	$0	$0
Subtotal	**$1,027,284**	**$1,270,688**	**$1,310,979**
D TOTAL PROJECT COST	**$12,337,790**	**$14,636,557**	**$16,149,001**

Portland Public Schools
LEARNING TO SUCCEED

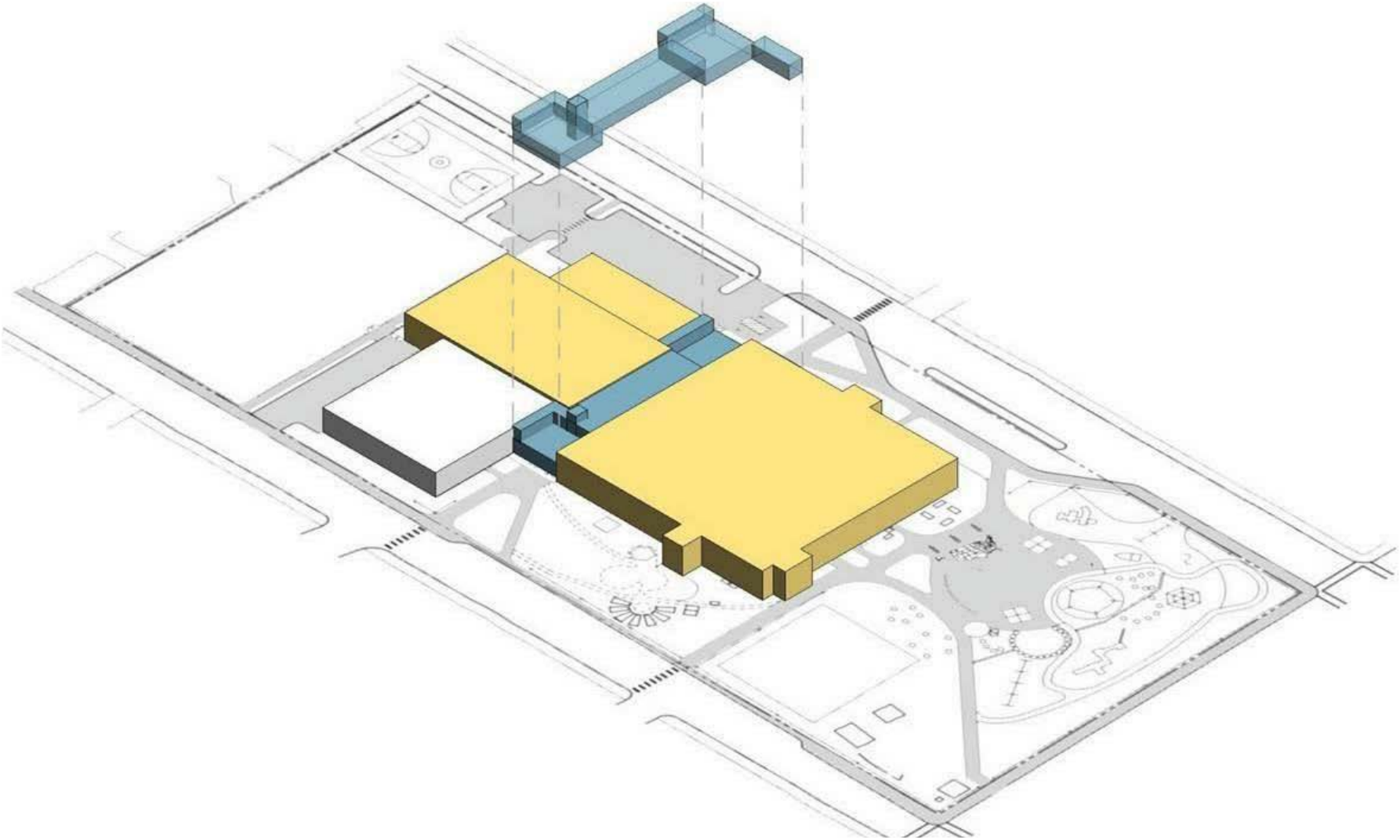
Buildings for Our Future

Reiche Community School

OAK POINT ASSOCIATES
architecture
engineering
planning

Portland Public Schools
LEARNING TO SUCCEED

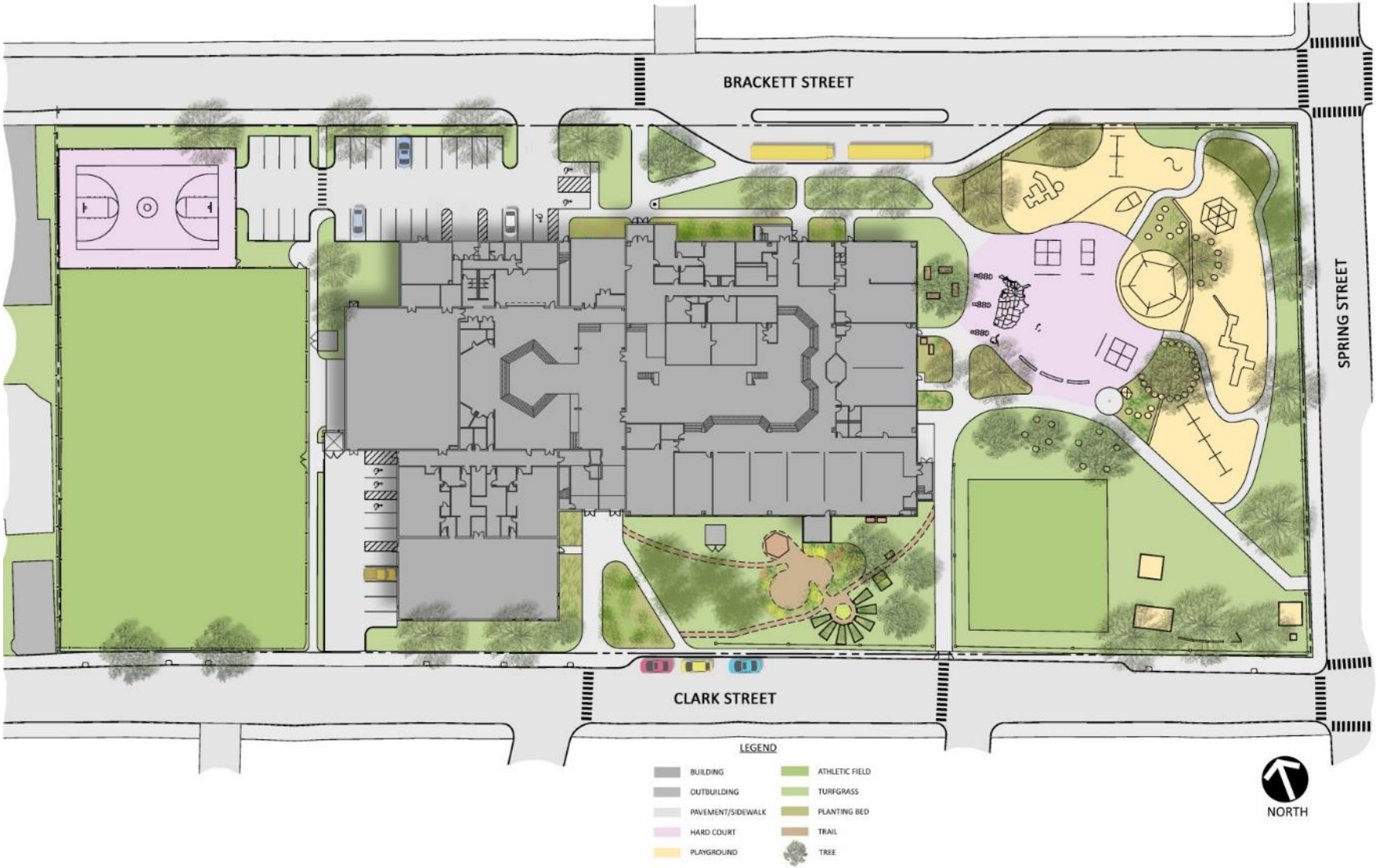
Reiche: BFOF Massing



OAK POINT ASSOCIATES
architecture
engineering
planning

Portland Public Schools
LEARNING TO SUCCEED

Reiche: BFOF Site Plan



Reiche Community School

OAK POINT ASSOCIATES
architecture
engineering
planning

Reiche: Currently Envisioned Scope Changes

Removed:

- The Clark Street entry vestibule and elevator
- Rainwater harvesting
- Reduced cost of security system to match current district plans

Added:

- Roof replacement
- Playground and outdoor learning improvements
- Infill of “pit” at library including reconstruction of the library and open stairs
- Moveable equipment (furniture and technology equipment)
- Additional site improvements

Portland Public Schools
LEARNING TO SUCCEED

Reiche: Budget

	Buildings for Our Future (2013)	BFOF Escalated	BFOF Escalated-Currently Envisioned
A CONSTRUCTION			
1 Construction Estimate			
Renovation/Reconfiguration			
Structural/Architectural	$3,325,738	$3,922,708	$3,922,708
Mechanical/Plumbing/Sprinkler	$2,761,237	$3,256,879	$3,256,879
Electrical	$1,751,057	$2,065,372	$2,065,372
Renovation non-equity model	$0	$0	$2,691,906
New Construction/Addition	$1,047,580	$1,235,621	$1,235,621
Demolition	$0	$0	$0
Built-in Equipment	$408,000	$481,236	$481,236
Site Development	$682,320	$804,796	$804,796
Elevator (CIP Project)	$0	-$800,000	-$800,000
Subtotal	**$9,975,932**	**$10,966,612**	**$13,658,517**
B ADMINISTRATIVE COSTS & RESERVES			
2 Land Purchase and Related Costs	$0	$0	$0
3 Moveable Equipment	$0	$0	$1,180,835
4 Advertising and Legal	$55,000	$55,000	$55,000
5 Percent for Art	$0	$0	$0
6 Project Reserves	$0	$35,000	$35,000
7 Project Contingency	$997,593	$1,096,661	$1,365,852
Subtotal	**$1,052,593**	**$1,186,661**	**$2,636,687**
C FEES AND SERVICES			
8 Architect / Engineer Basic Services	$904,242	$1,030,938	$1,286,669
9 Architect / Engineer Additional Services	$10,000	$10,000	$10,000
10 Architect / Engineer Reimbursables	$39,400	$39,400	$39,400
11 Site Selection	$0	$0	$0
12 Permitting & Approvals	$18,760	$18,760	$18,760
13 Survey and Soils	$34,500	$39,500	$39,500
14 Construction Testing	$0	$15,000	$15,000
15 Project Coordination	$0	$0	$0
16 Clerk of the Works	$73,500	$84,000	$84,000
17 Commissioning	$74,578	$80,000	$80,000
18 Other Professional Services	$0	$0	$0
Subtotal	**$1,154,980**	**$1,317,598**	**$1,573,329**
D TOTAL PROJECT COST	**$12,183,505**	**$13,470,870**	**$17,868,533**

Portland Public Schools
LEARNING TO SUCCEED

2016 Project Budget Comparison

	Project Comparison				
	Longfellow	Lyseth	Presumpscot	Reiche	Total
Buildings for Our Future	$11,257,319	$15,339,062	$12,337,790	$12,183,505	**$51,117,675**
Buildings for Our Future with Escalation	$13,374,113	$18,200,184	$14,636,557	$13,470,870	**$59,681,724**
Buildings for Our Future-Currently Envisioned	$16,361,117	$20,214,577	$16,149,001	$17,868,533	**$70,593,229**

"Light Touch" Scope

Longfellow:

- Exterior façade repair and masonry re-pointing
- Window replacement
- Roof replacement
- Asbestos removal (including installing new ceilings and lighting)
- New electrical service

Lyseth:

- Driveway, drop-off and parking lot improvements at Lyseth and Lyman-Moore
- Steam line upgrades
- Stormwater repairs
- Pavement reduction around school building, improved pedestrian walkways

Presumpscot:

- Main entrance addition
- One classroom addition
- Parking lot / drop-off improvements
- Athletic field repairs

Reiche:

- Removal of Brackett Street ramp, installation of egress stair
- Bathroom renovations, elimination of Community Center/School overlap

Portland Public Schools
LEARNING TO SUCCEED

"Light Touch" Budget

	Buildings for Our Future-Light Touch				
	Longfellow	Lyseth	Presumpscot	Reiche	Total
A CONSTRUCTION					
1 Construction Estimate	$3,221,510	$2,418,717	$2,810,880	$690,324	$9,141,431
Subtotal	**$3,221,510**	**$2,418,717**	**$2,810,880**	**$690,324**	**$9,141,431**
B ADMINISTRATIVE COSTS & RESERVES					
2 Land Purchase and Related Costs	$0	Total Project Cost Provided by City of Portland	$0	$0	$0
3 Moveable Equipment	$0		$252,979	$0	$252,979
4 Advertising and Legal	$7,500		$5,500	$10,000	$23,000
5 Percent for Art	$0		$0	$0	$0
6 Project Reserves	$0		$0	$0	$0
7 Project Contingency	$322,151		$281,088	$69,032	$672,271
Subtotal	**$329,651**		**$539,567**	**$79,032**	**$948,250**
C FEES AND SERVICES					
8 Architect / Engineer Basic Services	$331,816		$265,676	$78,007	$675,498
9 Architect / Engineer Additional Services	$0		$0	$10,000	$10,000
10 Architect / Engineer Reimbursables	$7,500		$10,000	$15,000	$32,500
11 Site Selection	$0		$0	$0	$0
12 Permitting & Approvals	$2,500		$5,000	$2,500	$10,000
13 Survey and Soils	$0		$15,000	$0	$15,000
14 Construction Testing	$7,500		$15,000	$7,500	$30,000
15 Project Coordination	$0		$0	$0	$0
16 Clerk of the Works	$0		$17,520	$0	$17,520
17 Commissioning	$0		$15,000	$56,762	$71,762
18 Other Professional Services	$0		$0	$0	$0
Subtotal	**$349,316**		**$343,196**	**$169,769**	**$862,280**
D TOTAL PROJECT COST	**$3,900,477**	**$2,418,717**	**$3,693,643**	**$939,125**	**$10,951,961**

OAK POINT ASSOCIATES
architecture
engineering
planning

What's next?

- **Encourage continued public involvement in the development of building priorities**
- **Review current enrollment projections to find space efficiencies within the district based on new data**
- **Capacity review-potential scope reductions at Lyseth and Presumpscot**
- **Evaluate "Light touch" projects to best meet the districts needs**

OAK POINT
ASSOCIATES

architecture
engineering
planning