From: Emily Sarazin <@vertexeng.com>
Sent: Tuesday, January 30, 2024 3:28 PM
To: Gagosian, Steve <sgagosian@wellesleyma.gov>
Subject: FW: Public Records Request - elementary school projects

Below is a response to the FOIR related to the Hunnewell and Hardy projects.

Schedule Differences:

The overall project timelines for an MSBA project and a project directly through the Town will differ for a number of reasons including when the projects are released to be initiated, bid timing strategies (Hunnewell had a COVID supplier delay cushion) as well as trying to line up with multiple Annual (or Special) Town Meetings. The space between the two projects ebbed and flowed over the course of the projects. Hunnewell started months 7 months earlier than Hardy. At some points they were 17 months apart, the projects bid 17 months apart and the Hardy project will complete 10.5 months after Hunnewell. Hunnewell bid 9 months before it started construction to allow the COVID supply chain issues to settle back down. It is reasonable to assume that proceeding with a project without MSBA can shave one year plus/minus off of a project durations with all other things being equal.

1) The largest difference in cost between the two school projects is site work. Hardy has a much larger site 8.9 acres and the project touched every inch of it, including the tear down and incorporation of 3 former residential houses. Hunnewell had a smaller site with 5.6 acres, much of which remained at approximately the same grade while Hardy had substantial regrading. The Hunnewell parent pickup line happens on the public roadway not on campus while Hardy happens on campus with a new campus roadway connecting to route 9. The hardy new school building was initially 3,540gsf larger, but later reduced to 2,540 gsf larger. The program of the two schools is essentially the same expected for the Special Education component, which each building taking a different Town wide program within the new schools.

   The Hunnewell utilized a separate Swing Space budget of $3.7million for "Internal Swing Space" where additional classroom spaces were fitted out of underutilized classrooms at other schools in the district due to declining enrollment. The Swing space budget also included additional moving costs and bussing for all students to other schools in Town. The Hardy project is the classic build behind school project. So there are phasing premiums included within the Hardy budget that were not needed at Hunnewell since the Hunnewell project turned over the entire site to the contractor on day 1 of the project. The Swing space $3.7M is not included in the Hunnewell Total Project Budget $62,835,000 The Hardy Total Project Budget is $72,500,000 before MSBA reimbursement.

2) Attached please find the feasibility study, conceptual cost estimate for the Hunnewell project. The Hardy project reached a similar stage for Feasibility study estimating 15.5 months after the Hunnewell, so it has additional escalation built into the numbers at this stage. The final bidding dates changed later due to COVID delays so the escalation gap increased as well.

It should be noted that the MSBA has retroactively increased the reimbursement rate to the Hardy project as well as all other projects funded by the MSBA with board votes from Fall 2021 to Fall 2023. The final increased reimbursement value is a seven figure increase, but is still pending from the MSBA. This increased reimbursement would directly impact the analysis done by the requesting party.

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