



Concord Middle School Project

Project Manager Report

October 2021





CONCORD MIDDLE SCHOOL PROJECT

PROJECT MANAGER'S REPORT OCTOBER 2021

TABLE OF CONTENTS

1. Executive Summary
2. Project Dashboard
3. Project Cash Flow
 - a. Draft Cash Flow Summary, dated October 31, 2021
 - b. Draft Cash Flow Graph, dated October 31, 2021
4. Schedule Update
 - a. Recap of Project Schedule
5. Cost Analysis
 - a. OPM Final Feasibility Study Cost Estimate – October 7th, 2021
6. Meeting Minutes
 - a. Concord School Building Committee Meeting Minutes – October 7th, 2021



Executive Summary

Town of Concord

Concord Middle School Project



Executive Summary

This Project Manager's Report for the Concord Middle School Project is submitted by **Hill International** (Hill) and covers activities through the month of **October 2021**.

Project Progress

The COVID-19 pandemic is ongoing. All project related meetings are continuing to be held via Zoom Video Conferencing.

The Design Team continued progression of the Schematic Design. Hill and SMMA attended a School Building Committee (SBC) meeting October 7th; a Sustainability Subcommittee (SSC) meeting on October 28th; Design Subcommittee (DSC) meetings on October 10th and 28th. Hill and SMMA also met weekly to coordinate work tasks and deliverables to the SBC and subcommittees.

Milestones

The following milestones were achieved during the month of October 2021:

- At the October 7th SBC meeting the committee decided to further investigate displacement ventilation in large spaces such as the gym, auditorium, and cafeteria. The committee also decided to discontinue the consideration of the Ground Source Heat Pump (GSHP) energy system following the recommendation of the Sustainability Subcommittee. SMMA presented location changes in schematic design for the transformer and generator battery storage equipment with pads. SMMA presented outdoor classrooms placement on the south side of the building rather than the north side of the building because of the slope on the north side of the building. Hill International reported that the schematic design package assembled by SMMA would be provided for AM Fogarty and PM&C for cost estimating over a four-week period.

Milestones projected for the coming months are:

- Vote on Schematic Design budget
- Review reconciled cost estimate
- Evaluate value management recommendations

Issues

- Estimated project cost sits above Request for Services total project cost range.

Town of Concord

Concord Middle School Project



Schedule

Major milestones are as follows:

■ OPM Selection	Completed Aug. 28 th , 2019
■ Designer Selection	Completed Nov. 18 th , 2019
■ Feasibility Study (*amended report remains pending)	Completed April 29 th , 2021
■ Schematic Design	Tentative Completion date of No. 30 th , 2021
■ Special Town Meeting	January 20 th , 2022
■ Town Vote	February 3 rd , 2022
■ Design Development	See attached schedule
■ 60% Contract Documents	See attached schedule
■ 90% Contract Documents	See attached schedule
■ 100% Contract Documents	See attached schedule
■ Bidding	See attached schedule
■ Construction	See attached schedule
■ Substantial Completion (New Building)	See attached schedule
■ Demolition of Existing Building and Add New Fields	See attached schedule
■ Closeout	

NOTE: The Project Team is waiting on confirmation from the Town of Concord for the next Special Town Meeting date.

Budget

On April 8, 2019 Concord Town Meeting passed, by overwhelming majority, an appropriation not to exceed \$1,500,000 to study the feasibility of constructing a new Middle School, which may be located on the Sanborn School Site.

Hill International contract for Feasibility/Schematic Design is \$299,800 and SMMA contract for Feasibility/Schematic Design is \$889,400.

Hill requested an additional \$5,500 to contract the cost estimator, PM&C, to provide cost estimate for Feasibility Study to compare and reconcile with SMMA's cost estimate. Hill got approval from the Leadership Team at the end of March 2020 and has completed the work. Amendment #1 was approved on September 1, 2020 for adding Feasibility cost estimate by PM&C for comparison and reconciliation with SMMA's cost estimate.

Based on the Feasibility Study completed by Finegold Alexander, the estimated Total Project Cost may range from \$80M to \$100M depending upon the solution that is agreed upon by the Owner. This Total Project Cost translates to a potential Total Construction Cost of \$60M to \$80M.

On December 5, 2019 Hill met with the Finance Subcommittee and presented the cost analysis for the Concord Middle School using the similar Middle School Project costs from the MSBA. The projected total project cost for the new Concord Middle School with 5% escalation is between \$80M - \$109M and the projected cost with 7%

Town of Concord

Concord Middle School Project



escalation is between \$83M - \$122M. The project budget is not yet finalized until the Design Team meets with the users and community to determine the programming, building size and enrollments.

In March 2021, Hill provided a preliminary cost analysis of the current program which forecasts the total project cost at \$99.9M.

In April 2021, the SBC brought forth additional scope requests with community support including a larger gym, larger auditorium, and additional parking. Hill and SMMA presented scope options ranging in cost from \$3.2M to \$9.75M above the current \$100M total project budget. The committee voted at the April 15 SBC meeting to increase the total project budget to not-to-exceed \$108M to further study these additional scope options.

In June 2021, the Project Team continued to monitor cost projections given the fluctuation of the building gross square footage from design iterations. Steps were taken to minimize the cost impact due to the increased gym and auditorium size. Total project cost projections currently range from \$100.8M to \$102.4M.

In July 2021, the total project cost fluctuated from \$101.5M to \$100.3M with continued changes to the building gross square footage. Market conditions and schedule can continue to impact cost and will be monitored and reported accordingly.

In September the estimated total project cost was adjusted from \$100.3M to 101.2M with the assumed construction start date being pushed back from March 2023 to May 2023. This change in schedule resulted in an estimated 1% escalation increase to 8% to 9% resulting in the total budget increase.

Cash Flow

Total project budget is \$100,000,000.

Total encumbered to date is \$1,194,700.

Total spent on construction to date is \$0.00.

Total spent to date is \$971,676. 81% of total encumbered.

Project Team Summary

Awarding Authority	Town of Concord (ToC)
Client	Town of Concord / Concord Public Schools
Owner's Project Manager	Hill International, Inc. (Hill)
Commissioning Agent	TBD
Designer	SMMA
CM / GC	TBD



Project Dashboard



Town of Concord Concord Middle School

Project Dashboard

October 31, 2021

EXECUTIVE SUMMARY



Project Accomplishments this Month

At the October 7th SBC meeting the committee decided to further investigate displacement ventilation in large spaces such as the gym, auditorium, and cafeteria. The committee also decided to discontinue the consideration of the Ground Source Heat Pump (GSHP) energy system following the recommendation of the Sustainability Subcommittee.

The schematic design package was assembled to be evaluated by cost estimating firms AM Fogarty and PM&C.

Projected Major Tasks next Month

Vote on Schematic Design budget
Review reconciled cost estimates
Evaluate value management recommendations

Current Issues & Areas of Focus

Final Feasibility Report
Schematic Design Estimating & Value Management

Current Progress Photos

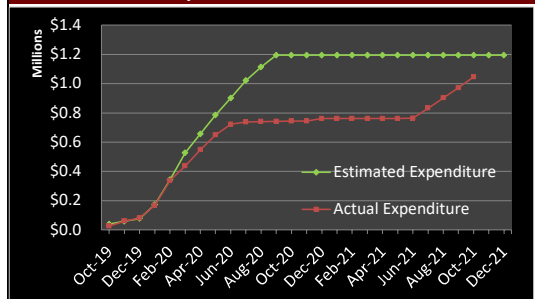
Schedule Summary - Upcoming Milestones

	Scheduled Start	Scheduled Finish	Actual Start	Actual Finish
Designer Procurement	9/25/2019	11/18/2019	9/25/2019	12/9/2019
Feasibility/Schematic Design	11/19/19	7/1/2020	11/19/19	
Town Meeting (Proposed)	1/20/22	1/20/22		
Town Vote (Proposed)	2/3/22	2/3/22		
Design Development / Contract Documents	2/7/22	2/22/23		
Bidding	10/24/22	4/23/23		
Construction	5/9/23	12/10/24		
Punch List & Move-in	12/11/24	4/11/25		
Demolition Existing Building	4/15/25	9/12/25		
Closeout	9/12/25	1/15/26		

Diversity Compliance

Metric	Target	Actual
Designer's WBE/MBE	17.9%	TBD
Contractor's WBE/MBE	10.4%	TBD

Project Cash Flow - Plan vs Actual



PROJECT FINANCIAL OVERVIEW

Description	BUDGET				COST				CASH FLOW	
	Baseline	Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend
Site Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ 80,000,000	\$ -	\$ -	\$ 80,000,000	\$ -	\$ 80,000,000	\$ -	\$ 80,000,000	\$ -	\$ 80,000,000
Design Services	\$ 8,281,000	\$ -	\$ -	\$ 8,281,000	\$ 889,400	\$ 7,391,600	\$ -	\$ 8,281,000	\$ 758,314	\$ 7,522,686
Administrative	\$ 4,279,595	\$ 5,500	\$ -	\$ 4,285,095	\$ 305,300	\$ 3,979,795	\$ -	\$ 4,285,095	\$ 287,280	\$ 3,997,815
FF&E	\$ 2,677,500	\$ -	\$ -	\$ 2,677,500	\$ -	\$ 2,677,500	\$ -	\$ 2,677,500	\$ -	\$ 2,677,500
SUBTOTAL	\$ 95,238,095	\$ 5,500	\$ 5,500	\$ 95,243,595	\$ 1,194,700	\$ 94,048,895	\$ -	\$ 95,243,595	\$ 1,045,594	\$ 94,198,001
Construction Contingency (Hard Cost)	\$ 4,000,000	\$ -	\$ -	\$ 4,000,000	\$ -	\$ 4,000,000	\$ -	\$ 4,000,000	\$ -	\$ 4,000,000
Owner's FFE Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	NA	NA	NA	\$ -	NA
Owner's Contingency (Soft Cost)	\$ 761,905	\$ (5,500)	\$ -	\$ 756,405	\$ -	\$ 756,405	\$ -	\$ 756,405	\$ -	\$ 756,405
SUBTOTAL	\$ 4,761,905	\$ (5,500)	\$ (5,500)	\$ 4,756,405	\$ -	\$ 4,756,405	\$ -	\$ 4,756,405	\$ -	\$ 4,756,405
PROJECT TOTAL	\$ 100,000,000	\$ -	\$ -	\$ 100,000,000	\$ 1,194,700	\$ 98,805,300	\$ -	\$ 100,000,000	\$ 1,045,594	\$ 98,954,406

Scope changes from the Original Scope

N/A

Project Budget Transfers

N/A



Project Cash Flow

Cash Flow Update

Concord Middle School Estimated Project Cash Flow Thru SD Phase

	Month	OPM	Designer & Consultants	Commissioning Agent, FF&E & Misc.	Construction	Contingency	Estimated Expenditures	Actual Expenditures	Estimated Cumulative Expenditures	Actual Cumulative Expenditures
Feasibility Study	1 Oct-19	\$38,290					\$38,290	\$25,110	\$38,290	\$25,110
	2 Nov-19	\$20,550					\$20,550	\$34,595	\$58,840	\$59,705
	3 Dec-19	\$18,790					\$18,790	\$20,660	\$77,630	\$80,365
	4 Jan-20	\$18,790	\$75,645				\$94,435	\$88,210	\$172,065	\$168,575
	5 Feb-20	\$18,790	\$151,290				\$170,080	\$167,735	\$342,145	\$336,310
	6 Mar-20	\$24,070	\$161,376				\$185,446	\$101,535	\$527,591	\$437,845
	7 Apr-20	\$22,670	\$105,903				\$128,573	\$110,125	\$656,164	\$547,970
	8 May-20	\$21,590	\$106,361				\$127,951	\$100,465	\$784,115	\$648,435
Pause	9 Jun-20	\$21,590	\$96,275				\$117,865	\$73,474	\$901,980	\$721,909
	10 Jul-20	\$22,290	\$96,275				\$118,565	\$15,520	\$1,020,545	\$737,429
	11 Aug-20	\$24,430	\$69,318				\$93,748	\$3,785	\$1,114,293	\$741,214
	12 Sep-20	\$53,450	\$26,957				\$80,407	\$720	\$1,194,700	\$741,934
	13 Oct-20						\$0	\$2,590	\$1,194,700	\$744,524
	14 Nov-20						\$0	\$0	\$1,194,700	\$744,524
Restart Feasibility Study	15 Dec-20						\$0	\$16,798	\$1,194,700	\$761,322
	16 Jan-21						\$0	\$0	\$1,194,700	\$761,322
	17 Feb-21						\$0	\$0	\$1,194,700	\$761,322
	18 Mar-21						\$0	\$0	\$1,194,700	\$761,322
	19 Apr-21						\$0	\$0	\$1,194,700	\$761,322
	20 May-21						\$0	\$0	\$1,194,700	\$761,322
Schematic Design	21 Jun-21						\$0	\$2,400	\$1,194,700	\$763,722
	22 Jul-21						\$0	\$69,318	\$1,194,700	\$833,040
	23 Aug-21						\$0	\$69,318	\$1,194,700	\$902,358
	24 Sep-21						\$0	\$69,318	\$1,194,700	\$971,676
	25 Oct-21						\$0	\$0	\$1,194,700	
	26 Nov-21						\$0	\$0	\$1,194,700	
	27 Dec-21						\$0	\$0	\$1,194,700	
	Subtotal for FS/ SD	\$305,300	\$889,400	\$0			\$1,194,700			

Summary

- Current Commitments @ \$1,194,700
- \$971,676 spent through Sept 30, 2021
- \$223,024 SD Phase billings projected to be spent through Dec 2021
- \$305,300 uncommitted funds remain (from \$1.5M initial approved funding)

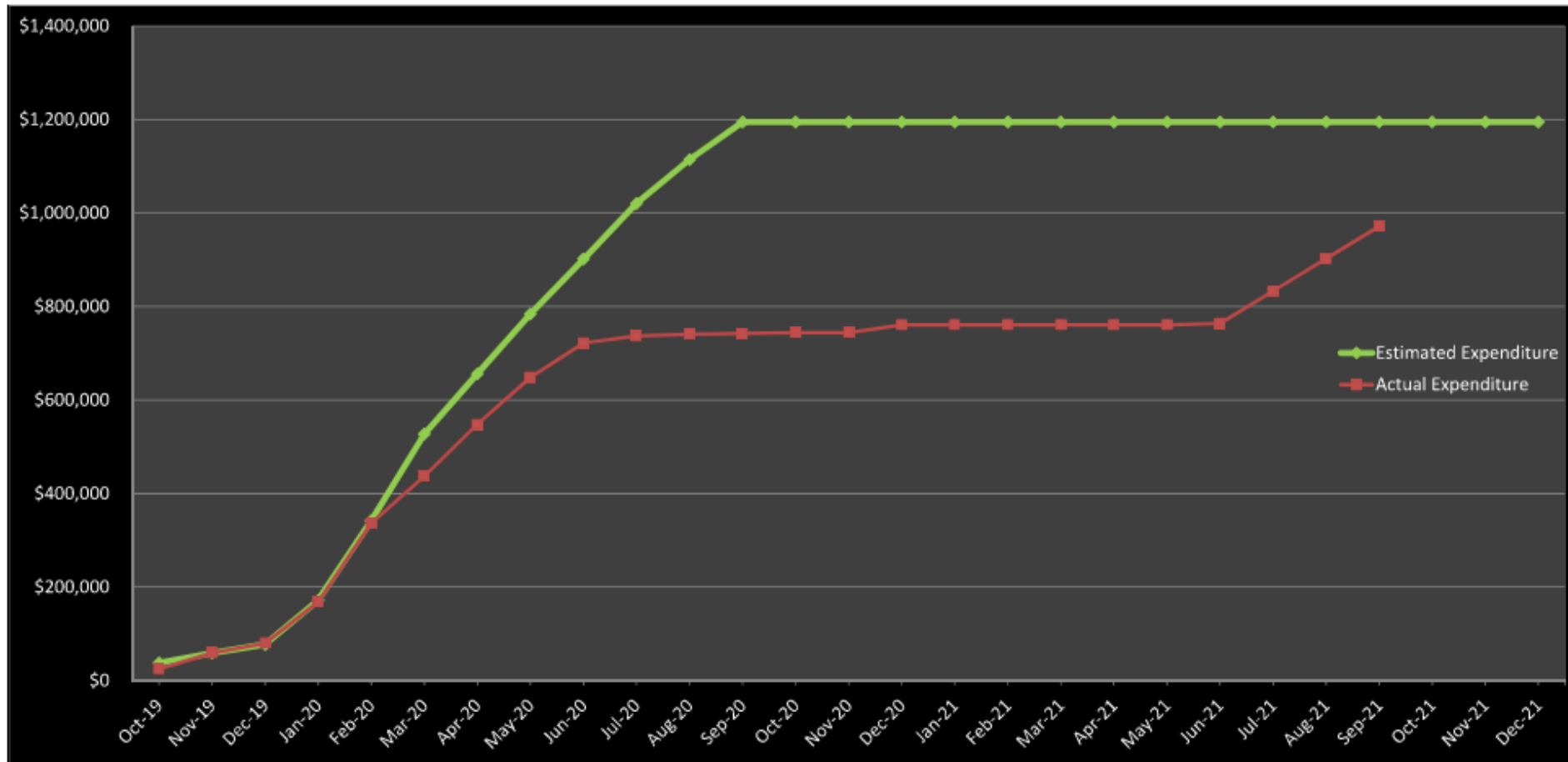


Hill International

Cash Flow Update



Town of Concord
Concord Middle School
Estimated Project Cash Flow Graph





Schedule Update

PHASE 1 - NEW SCHOOL DESIGN & CONSTRUCTION





Cost Analysis

Final Feasibility Study Cost Estimate

24-Jun-21

20-Jul-21

16-Sep-21

District	Concord	Concord	Concord	Concord
School Name	Concord MS	Concord MS	Concord MS	Concord MS
Construction Type	New	New	New	New
Enrollment	700	700	700	700
GSF	142,995	145,647	143,660	143,510
Assumed Start of Construction	March 2023	March 2023	March 2023	May 2023
OPM	Hill International	Hill International	Hill International	Hill International
Designer	SMMA	SMMA	SMMA	SMMA
Cost Estimator	Based on AM Fogerty	Based on AM Fogerty	Based on AM Fogerty	Based on AM Fogerty
Gross SF	142,995	145,647	143,660	143,510
Cost / SF	\$ 348.00	\$ 348.00	\$ 348.00	\$ 348.00
Construction	\$ 49,762,260.00	\$ 50,685,156.00	\$ 49,993,680.00	\$ 49,941,480.00
Demolition / Hazmat	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00
Site Cost	\$ 7,500,000.00	\$ 7,500,000.00	\$ 7,500,000.00	\$ 7,500,000.00
TOTAL DIRECT	\$ 58,762,260.00	\$ 59,685,156.00	\$ 58,993,680.00	\$ 58,941,480.00
Total Mark-ups	\$ 21,217,016	\$ 21,550,242	\$ 21,300,574	\$ 22,024,534
Design Contingency 12.00%	\$ 7,051,471.20	\$ 7,162,218.72	\$ 7,079,241.60	\$ 7,072,977.60
Escalation 8% or 9%	\$ 5,265,098.50	\$ 5,347,789.98	\$ 5,285,833.73	\$ 5,941,301.18
GC 5.00%	\$ 3,553,941.48	\$ 3,609,758.23	\$ 3,567,937.77	\$ 3,597,787.94
GR 2.50%	\$ 1,865,819.28	\$ 1,895,123.07	\$ 1,873,167.33	\$ 1,888,838.67
Permits (waived) 0.00%				
P&P Bond 2.00%	\$ 1,529,971.81	\$ 1,554,000.92	\$ 1,535,997.21	\$ 1,548,847.71
Profit 2.50%	\$ 1,950,714.06	\$ 1,981,351.17	\$ 1,958,396.44	\$ 1,974,780.83
TOTAL CONSTRUCTION	\$ 79,979,276.33	\$ 81,235,398.10	\$ 80,294,254.07	\$ 80,966,013.93
CONSTRUCTION COST PER STUDENT	\$114,256.11	\$116,050.57	\$114,706.08	\$115,665.73
CONSTRUCTION COST PER SF	\$559.32	\$557.76	\$558.92	\$564.18
PROJECT COST	\$99,974,095.41	\$101,544,247.62	\$100,367,817.59	\$101,207,517.41
	Education Plan	Gym & Auditorium Upsize	GSF Refinement	Cost Escalation Update



Meeting Minutes

Concord Middle School Building Committee
Meeting Minutes
October 7, 2021
Revised: November 12, 2021

PRESENT: Dawn Guarriello, Laurie Hunter, Pat Nelson, Matt Root, Charles Parker, Frank Cannon, Jared Stanton, Chris Popov, Jon Harris, Matt Johnson, Russ Hughes, Justin Cameron, Heather Bout, Court Booth, Stephen Crane, Alexa Anderson, Peter Fischelis

PRESENT FROM HILL INTERNATIONAL: Ian Parks, Peter Martini

PRESENT FROM SMMA/EWING COLE: Kristen Olsen, Martine Dion, Andy Oldeman

MEETING ORGANIZER: Dawn Guarriello

Call to Order

Pat Nelson called the meeting to order at 7:30 A.M. via Zoom Virtual Conference call. A recording of the meeting will be made available at the Concord Public School's project page and Town of Concord's website.

Approval of Minutes

Co-Chair Dawn Guarriello noted the minutes of September 16, 2021 will be approved at the next building committee meeting.

Correspondence

Heather Bout reported to the committee that there was three outreach email correspondences, one about the HVAC systems, one about hardwiring and one about overall timing on process. Ms. Bout provided a communications subcommittee update noting the subcommittee is working on base communication materials, planned schedule of public events and started to make short video clips.

Ms. Nelson asked about updates from the forums and would like a summary or report of the forum to review at the next building committee.

Alexa Anderson reported that she will be reaching out to the committee members in hopes of developing short video clips.

Schematic Design (SD)

Matt Root reported to the committee on the recommendations from the Sustainability subcommittee noting the subcommittee voted to further investigate displacement ventilation in large spaces like the auditorium, gym, and cafeteria. The other recommendation was to stop considering the geothermal option due to cost and schedule implications since geothermal wells would need to be located in the existing school footprint and could not be accomplished until after the new school is complete and occupied. Ms. Olsen added that the SMMA team presented to the subcommittee the location and sizing of the proposed geothermal well grid.

Mr. Booth asked the sustainability subcommittee members on how they will plan to defend the decision. Matt Root responded noting the decision was not too difficult and they did reach out to other members of the public to join the meeting. The cost of the ground source heat pump is significant, around \$3M and the phasing of the geothermal wells for the new building would be very challenging. On the sustainability side, there is a modest energy savings based on SMMA numbers. The increase in EUI in scenario 1 and 2 is because of the displacement ventilation.

Mr. Booth asked about process whether the committee will move forward based on consensus or if there is a criteria for making explicit decisions. Ms. Nelson responded noting the committee members should be expressing their concerns or endorsement for the consensus process and if a vote is required, she would be okay with it.

Mr. Johnson asked if this is a net increase in the budget versus what was in the baseline. Ms. Olsen responded that is to be determined through the Schematic Design (SD) estimating process. SMMA will be carrying the VRF with displacement air as basis of study and study VRF only as a cost comparison for the committee. Mr. Johnson added in terms of a vote, if a proposal increases the budget then a vote should be had.

Ms. Nelson asked the committee for the consensus for the recommendations by the Sustainability Subcommittee if there was any objections. No objections were taken by the committee.

Ms. Olsen reported to the committee on the overview of Schematic Design (SD) estimating submission. The design team had been working on the drawings, uniformat specifications and report for the estimating submission. At SD design, the primary drawings are site (civil, landscape), architecture including roof plan with conceptual mechanical equipment locations but no structural, mechanicals, electrical or plumbing (MEP) drawings. The uniformat specifications provides information for each discipline and contains summary with phasing requirements, information on materials and fixture and equipment information. The report has narratives from all design team members, sustainability, education plan with design response, project imagery and site investigation reports previously done. Ms. Olsen noted the report will be updated once the estimating is done based on decisions made during cost estimating and value management.

Michael Dowhan, SMMA, provided an update on the site plan noting majority of the site had not changed. The most significant change to date is around the perimeter of the building, loading dock, location of transformer and generator battery storage equipment with pads. SMMA had focused on the outdoor classrooms on the south side of the building since the north side is significantly sloped and north facing. SMMA is creating three or four distinct outdoor classrooms. The team is still reviewing the outdoor space outside the media center/cafeteria and terrace area by the front entrance.

Ms. Nelson asked about the rail trail. Mr. Dowhan responded noting it will be a challenge to create an assessable trail to the existing rail trail. Ms. Guarriello added for every foot vertical, you need twenty feet horizontal to traverse a firm, stable and slip resistant path. Ms. Hunter noted she is in conversation with the Police Chief on the security for the rail trail.

Mr. Johnson asked about the area along the first baseline in front of the school and beyond the baseball field as options for an outdoor classroom. Mr. Dowhan responded noting the space in front of the school is

intended for an emergency vehicle access drive and the space beyond the baseball field has a steep slope. The close proximity for the outdoor classrooms along the south facade is also taking into consideration WIFI access.

Mr. Popov asked if there should be considerations for not creating an accessible route from the rail trail to the building in the project. Mr. Crane noted looking into this further to see if there are any legal obligations to make the rail trail accessible if it was not included in the project.

Mr. Parker asked about solar panel locations on the site plans for community review. Ms. Olsen responded noting that SMMA does have preliminary plans showing PV on the parking spaces, as provided by CMLP. SMMA is further reviewing options for solar panels at different areas of the site while keeping in mind impervious surface impacts with respect to zoning.

Ms. Olsen provided an update on the floor plans. The auditorium was highlighted to show rotation of seating and stage after a preliminary acoustical review was performed by SMMA's acoustical engineer, deeming this set-up better for acoustical performance in the space.

Ian Parks, Hill, reported on the final feasibility cost estimate and next steps on the estimating process. Mr. Parks noted the two main factors for the final feasibility study estimate are building gross square footage and time. As a result of the proposed schedule change, time was extended and cost escalation went from 8% for Quarter 1 of 2023 to 9% for Quarter 2 of 2023. This adjustment in time brings the final feasibility estimate to \$101,207,517. This is an interim snapshot and the next step is to further validate cost with the schematic design estimate as planned.

Mr. Booth asked about the MSBA cost per square foot cost and if the estimators clarify the assumptions versus the knowns. Mr. Martini, Hill, noted the budget is based on the schematic design documents and are clarified by qualifications. Ms. Olsen added the estimators have real time data and get information from other projects that were recently bid.

Mr. Popov noted when the committee receives the estimates, the committee will need enough time to understand the estimates and make any changes prior to town meeting in January 2022. Ms. Olsen noted the schedule had built in a two meeting approval cycle for estimate review. Mr. Parks described the estimating process noting SMMA is working on the SD package and will go to the estimators, PM&C and AM Fogarty, for their use on October 8th. The estimating and reconciliation process includes plan/spec review, value management log finalization, OPM and design team review and reconciliation meeting. The reconciliation meeting is scheduled on Monday, November 1st. On November 5, 2021, the committee will review the reconciled estimates/project cost, discuss the value management (VM) log. On November 12, 2021, the committee will meet to vote to approve of the Schematic Design Scope and Budget, including items accepted on the VM log.

The committee discussed the thought of a subsequent School Building Committee meeting to further discuss the reconciled cost after November 5, 2021. SMMA requested that committee members send questions or comments to the project team that can be discussed at the subsequent meeting.

The committee expressed concern with the turnaround time for the estimating process and asked if it was typical to get an estimate completed and reconciled within four weeks. Mr. Martini noted that four weeks for the estimates is typical and Hill has done it on previous projects. Ms. Guarriello added that this estimating process is very similar to a majority of Public School projects with similar time frame, clarifying that subcontractors aren't involved until filed sub-bids at 100% CDs.

Ms. Nelson noted maintaining the November 5, 2021 meeting, and then holding subsequent meetings until the committee can vote on the final SD budget and scope.

Mr. Parks presented a sample SD estimate reconciliation showing the breakdown of two estimates and unit costs per division, the delta between them, and the reconciled numbers. Mr. Parks noted the team would go over the estimators assumptions to understand the scope carried, make adjustments, and determine which unit cost should be carried for each trade as a reconciled value.

Mr. Parks also gave the committee example scenarios for the value management process and a plan for how the committee could adjust the total project cost. Example scenario 1 was a reconciled estimate under budget at \$95M in which VM could be accepted or rejected to either maintain \$95M, increase the cost to \$100M, or reduce the cost to under \$95M. Example scenario 2 was a reconciled estimate over budget at \$105M in which VM could be accepted or rejected to either maintain \$105M or reduce cost to \$100M or anywhere in between.

Ms. Olsen reported on the furniture, fixtures, equipment (FF&E) and technology budget noting the items are in the project soft cost, not construction cost. SMMA has been working with their FF&E consultant to develop an initial list and then reviewed this list with the school department to confirm the assumptions. The current FF&E cost estimate is \$1,307,320. Similarly, for technology, SMMA worked with a technology consultant, reviewed with the school department and developed a cost estimate of \$1,260,050. The FF&E and technology budget is currently \$100,000 less than the combined OPM budget for the two.

Schedule Update

Mr. Parks reported on the schedule noting there was no change since the last building committee meeting. The town meeting coordinator noted there was a request to move the special election date from February 2nd to February 3rd, 2022 to align with Concord's tradition of having a Thursday election. This revised date will be submitted to the Select Board soon. The date of warrant opening and closing is still to be determined.

Cash flow Update

Ian Parks, Hill, presented to the committee on the cash flow noting SMMA's progress payment in the amount of \$69,318 for the month of September 2021 was approved. The current commitments is \$1,194,700. The expenditures to date is \$971,676.00. There is \$223,024 remaining in commitments projecting to be billed through the end of SD Phase. There is \$305,300 uncommitted funds remaining from the initial \$1.5M approved funding.

Next Steps

Next meeting will be Friday, November 5, 2021

New Business

Co-chair Pat Nelson reported that Kristen Olsen will be leaving SMMA and Lorraine Finnegan will be taking over through Town Meeting.

Mr. Johnson reported receiving a volunteer card from someone with extensive construction experience for consideration though there is no current openings.

Public Comment

Gail Hire asked if the committee was familiar with the collaborative for high performance schools noting their assessment tool for construction has some criteria for low EMF wiring and low EMF best practices with aim to minimize exposure to electromagnetic fields. Ms. Hire noted there is an organization called TechSafe Schools that recently scientific studies show serious biological harm from exposure to radio frequency radiation at levels currently deemed safe by the federal government. Their website provides solutions for minimizing technology that requires WiFi and hard wiring equipment where possible. Ms. Hire asked if there was discussions on that in the recent technology and furnishing discussions. Ms. Olsen responded noting the infrastructure in the communications and technology approach is usually district-wide and so this project will be aligned with all other schools in the district.

Adjournment

Co-Chair Pat Nelson requested the meeting be adjourned at 9:30 AM. Frank Cannon made the motion to adjourn, Dawn Guarriello seconded the motion. The motion carried unanimously.

Details of this meeting can be found on the YouTube link below:

https://www.youtube.com/watch?v=KQ_2_qAwxuY