

Concord Middle School

OPM Update
November 17, 2022



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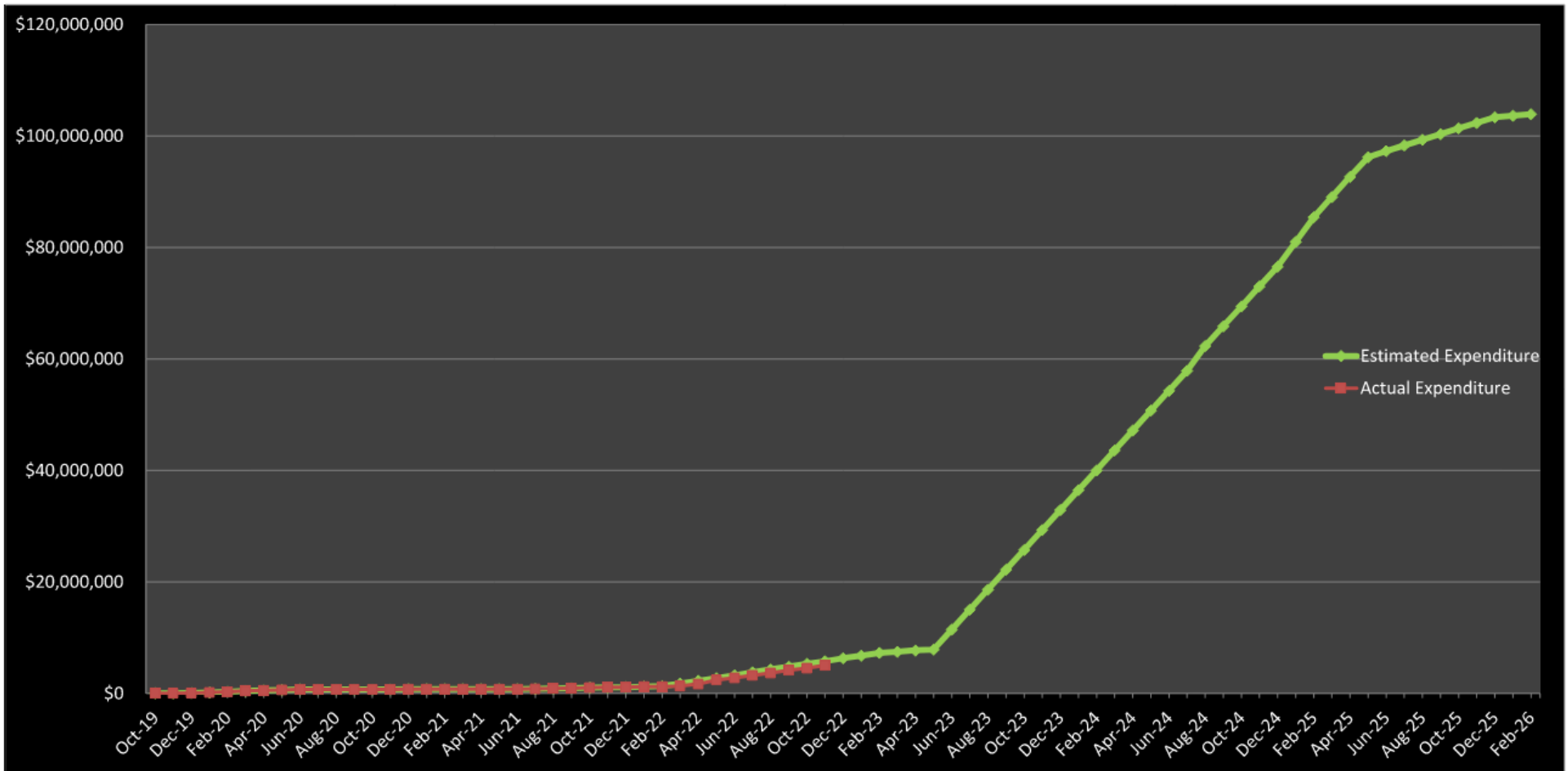
Cash Flow

Town Proces	27	Dec-21	\$18,016	\$42,361				\$60,377	\$60,377	\$1,163,736	\$1,163,756
	28	Jan-22	\$78,353	\$7,202				\$85,555	\$78,357	\$1,249,291	\$1,242,113
Design Development & Construction Documents	29	Feb-22	\$53,017					\$53,017	\$7,950	\$1,302,308	\$1,250,063
	30	Mar-22	\$53,017	\$436,495				\$489,512	\$62,018	\$1,791,820	\$1,312,081
	31	Apr-22	\$53,017	\$436,495				\$489,512	\$382,447	\$2,281,332	\$1,694,528
	32	May-22	\$53,017	\$436,495				\$489,512	\$733,550	\$2,770,844	\$2,428,078
	33	Jun-22	\$47,017	\$436,495				\$483,512	\$347,075	\$3,254,356	\$2,775,153
	34	Jul-22	\$107,867	\$424,658	\$16,667			\$549,191	\$473,965	\$3,803,547	\$3,249,117
	35	Aug-22	\$56,117	\$424,658	\$16,667			\$497,441	\$409,340	\$4,300,989	\$3,658,457
	36	Sep-22	\$52,165	\$424,658	\$16,667			\$493,489	\$494,049	\$4,794,478	\$4,152,506
	37	Oct-22	\$52,165	\$424,658	\$29,795			\$506,618	\$407,003	\$5,301,095	\$4,559,509
	38	Nov-22	\$52,165	\$424,658	\$7,143			\$483,965	\$466,462	\$5,785,061	\$5,025,970
	39	Dec-22	\$96,165	\$424,658	\$7,143			\$527,965	\$0	\$6,313,026	
	40	Jan-23	\$59,815	\$424,658	\$7,143			\$491,615	\$0	\$6,804,641	
Bid	41	Feb-23	\$54,778	\$424,665	\$7,143			\$486,585	\$0	\$7,291,227	
	42	Mar-23	\$64,988	\$127,350	\$7,143			\$199,481	\$0	\$7,490,708	
	43	Apr-23	\$103,938	\$127,350	\$7,143			\$238,431	\$0	\$7,729,138	



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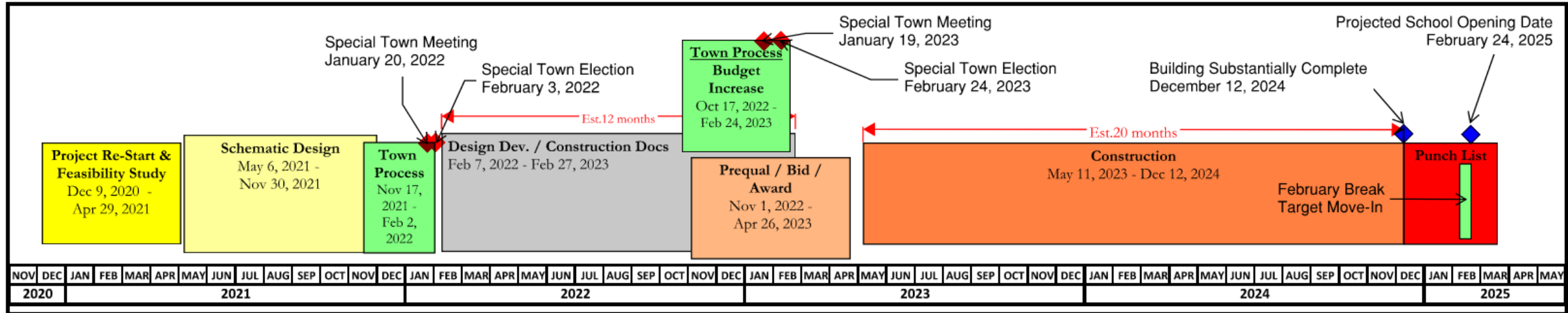
Cash Flow



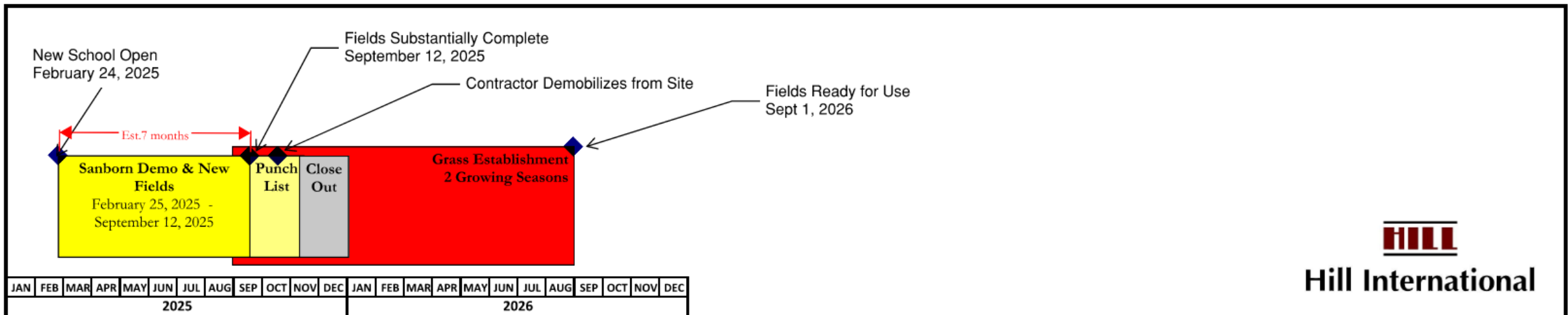
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Project Schedule

PHASE 1 - NEW SCHOOL DESIGN & CONSTRUCTION



PHASE 2 - SANBORN DEMO & NEW FIELDS



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RECAP: Warrant Article Timeline & Next Steps

- **October 27, 2022** - CMSBC recommendation to Select Board @ \$115M
- **October 31, 2022** - Select Board recommendation for Warrant Article @ \$110M (Current Warrant Amount)
- **January 13, 2023** - 90% CD Estimate to CMSBC
 - If estimate < \$110M, then proceed with \$110M NTE budget
 - If estimate > \$110M, then TBD (CMSBC to discuss strategy 11/17 with likely Deduct ALTs)
- **January 17, 2023** – Motions posted for Special Town Meeting
- **January 19, 2023** – Special Town Meeting
- **February 24, 2023** – Special Town Vote



Warrant Article vs. 60% CD Estimate

November 2022 Warrant Article Projection	
Description	Warrant Article Projection
20 Construction	
Maximum Acceptable GC Bid If Bid Contingency is Applied	\$89,711,162
Warrant Article Construction Projection	\$89,711,162
30 Architectural & Engineering	
Designer - Basic Services	\$7,180,000
Geotechnical Engineering CA	\$205,000
Geoenvironmental Engineering-allowance	\$185,000
Site Survey	\$20,000
Survey of Existing Conditions / Wetlands	\$0
Hazardous Materials	\$145,000
A&E Sub Consultants	\$70,500
Other Reimbursable Costs	\$20,000
Printing (Over the Minimum)	\$20,000
Testing & Inspections	\$250,000
Subtotal	\$8,095,500
40 Administrative Costs	
Owner's Project Manager Basic Services	\$3,643,580
Commissioning Agent	\$280,000
Advertising	\$30,000
Other Administrative Costs	\$50,000
Other Project Costs (Moving)	\$200,000
Utility Fees	\$300,000
Legal	\$0
Subtotal	\$4,503,580
50 Furniture, Fixtures and Equipment	
Furniture, Fixtures and Equipment	\$1,365,000
Security	\$0
Technology	\$1,260,000
Subtotal	\$2,625,000
70 Contingency	
Construction Contingency - Maintained from 60% Estimate	\$4,303,554
Owner's Contingency (5% Soft Costs)	\$761,204
Subtotal	\$5,064,758
Sub-Total	\$110,000,000
Owner's Bid Contingency	\$0
Total	\$110,000,000

Note: **

October 2022 60% CD Estimate + VM CURRENT COST	
Description	60% CD Estimate Projection
20 Construction	
60% CD Reconciled Estimate	\$86,455,680
VM Accepted 10/27 SBC Meeting	-\$384,592
60% CD Construction Estimate	\$86,071,088
30 Architectural & Engineering	
Designer - Basic Services	\$7,180,000
Geotechnical Engineering CA	\$205,000
Geoenvironmental Engineering-allowance	\$185,000
Site Survey	\$20,000
Survey of Existing Conditions / Wetlands	\$0
Hazardous Materials	\$145,000
A&E Sub Consultants	\$70,500
Other Reimbursable Costs	\$20,000
Printing (Over the Minimum)	\$20,000
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Furniture, Fixtures and Equipment	\$1,365,000
Security	\$0
Technology	\$1,260,000
Subtotal	\$2,625,000
70 Contingency	
Construction Contingency (5% Hard Costs)	\$4,303,554
Owner's Contingency (5% Soft Costs)	\$761,204
Subtotal	\$5,064,758
Sub-Total	\$106,359,926
Owner's Bid Contingency	\$2,019,312
Total	\$108,379,238

Note: **

Warrant Article

January 2023

\$110,000,000

60% CD Estimate

October 2022

\$108,379,238

\$1,620,762 Difference



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Bid Strategy for Alternates

*Note that Alternates must be accepted in order.

Deduct Alt 1 – Omit Field Scope \$1,502,271 (estimated)

Description: Remove Boys Baseball Field + Girls Softball Field + overlay Soccer Field including all fencing and equipment. Replace athletic field cross sections with typical lawn section. Leave retaining wall and limit of clearing in place.

Deduct Alt 2 – Omit Landscaping \$300,000 (estimated)

Description: Remove ALL landscaping on site with the exception of those plantings required in bioswale water retention areas.

Total Deduct Alts \$1,802,271



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Cost Analysis for Bid Scenarios

	60% CD Estimate	Current Warrant Article	Utilizing Bid Contingency	Utilizing Bid Cont. + Deduct Alts
Total Cost	\$108,379,238	\$110,000,000	\$110,000,000	\$110,000,000
Bid Contingency	\$2,019,312	\$2,019,312	\$0	\$0
Construction Cost	\$86,071,088	\$87,691,850	\$89,711,162	\$89,711,162
Construction Contingency (Maintained 60% Estimate)	\$4,303,554	\$4,303,554	\$4,303,554	\$4,303,554
Soft Costs + Contingency (No changes)	\$15,985,284	\$15,985,284	\$15,985,284	\$15,985,284
Value of Deduct ALTs	\$0	\$0	\$0	(\$1,802,271)
Maximum Acceptable Bid Amount	\$86,071,088	\$87,691,850	\$89,711,162	\$91,513,433
Delta with 60% CD Estimate	\$0	\$1,620,762	\$3,640,074	\$5,442,345
% Change from 60% CD Estimate	0.00%	1.88%	4.23%	6.32%
% Change from Construction Budget	6.56%	8.57%	11.07%	13.30%

Recent DBB Bids

Swampscott Elem @ 4.1% over Budget, Oct 2022

Westwood Elem @ 5.7% over Budget, July 2022

Recent CMAR Bids

Somerset MS @ 14.5% over Budget, July 2022



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CONCORD MIDDLE SCHOOL PROJECT - YEAR IN REVIEW

COST ESTIMATE BY PROJECT PHASE AND DATE	SD ESTIMATE FEBRUARY 2022 <div>APPROVED SPECIAL TOWN MEETING AND BALLOT</div>	DD ESTIMATE JUNE 2022	DD ESTIMATE + VM SEPTEMBER 2022	60% CD'S + VM OCTOBER 2022 <div>★ CURRENT ESTIMATE</div>	WHAT IF "NO VOTE?"
TOTAL PROJECT COST- <i>INCLUDES \$2MIL BID CONTINGENCY</i>	<u>\$102,816,000</u>	<u>\$108,415,174</u>	<u>\$106,441,949</u>	<u>\$108,379,238</u>	<u>\$102,816,000</u>
(VALUE MANAGEMENT SAVINGS)	\$82,512,622 ESTIMATE (-\$1,740,145 VM)	*PRIOR TO VM PROCESS*	\$86,105,312 ESTIMATE (-\$1,879,261 VM)	\$86,455,680 ESTIMATE (-\$384,592 VM)	MAJOR SCOPE REDUCTIONS WILL BE REQUIRED
CONSTRUCTION COST	<u>\$80,772,477</u>	<u>\$86,105,312</u>	<u>\$84,226,051</u>	<u>\$86,071,088</u>	<u>\$80,772,477</u>
DESIGN AND VM CHANGES	<u>ORIGINAL DESIGN</u> <ul style="list-style-type: none"> • MEETS ED PLAN • NET-ZERO READY • EXPANDED GYM • ADDED AUDITORIUM 	<u>ORIGINAL DESIGN</u> <div>→ SAME DESIGN - NO CHANGES</div>	<u>CHANGES TO ORIGINAL DESIGN:</u> <ul style="list-style-type: none"> • Reduced outdoor classrooms from 4 to 3 and remove bollard lighting • Reduced advanced lighting controls • Removed interior light shelf • Replaced some curtain wall sections with punched windows • Changed concrete foundation finish, eliminate green screen/trellis • Misc. plumbing and electrical material changes, combined Mechanical units • Targeted reduction in insulation materials • Replaced built-in shelving in Media Center with FF&E shelving • Ceramic tile changes in the kitchen and bathrooms • Reduced height of the Gym by 5' • Eliminated vape system detection and proprietary master clock system • Reduced Auditorium and Specialty Space AV by 15% • Other misc. changes in scope. 	<u>CHANGES TO SEPT. 2022 DESIGN</u> <ul style="list-style-type: none"> • Replaced all wood-look metal ceilings with 2x2 acoustical tile • Replaced 57 granite bollards with steel bollards and stainless steel sleeves • Eliminated bleachers in Gymnasium • Eliminated environmental graphics <div>ESTIMATE REFLECTS CURRENT MARKET COST TO BUILD PROJECT PLUS ESCALATION AND CONTINGENCY</div>	<u>REQUIRED CHANGES</u> Without full re-design, not 100% sure BUT are sure of <ol style="list-style-type: none"> 1. 6-9mo <u>DELAY IN SCHEDULE</u> (+5.5mil) 2. <u>MAJOR SCOPE CHANGES</u> required (-\$11.4mil) <i>This could mean building:</i> <ul style="list-style-type: none"> • Will not meet Ed Plan • Will not be Net-Zero Ready • Will not have expanded gym • Will not have Auditorium • Limited Field Development • May not have landscaping • May have to reuse furniture and equipment