



Concord Middle School Project

Project Manager Report

November 2022





CONCORD MIDDLE SCHOOL PROJECT

PROJECT MANAGER'S REPORT NOVEMBER 2022

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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 for the month of **November 2022**.

Project Progress

Project related meetings are being held in a hybrid format both via Zoom Video Conferencing and in person at various locations in Concord, MA.

The Project Team continued advancing permitting tasks and the design through the CD phase while the CMSBC explored potential Value Management opportunities. Hill and SMMA attended a Concord Middle School Building Committee (CMSBC) meeting on November 17th as well as a Minuteman Media Coordination Meeting on November 8th, a Building Envelope Commissioning Coordination Meeting on November 11th, and a Utility Coordination meeting with CMLP on November 30th. Hill scheduled and facilitated weekly Leadership Team meetings November 1st, 8th, 15th, and 29th. Hill and SMMA also met weekly for design and project coordination meetings.

Milestones

The following milestones were achieved during the month of **November 2022**:

- In November 2022, Hill crafted a construction market analysis and project status update presentation to be used at community outreach events leading up to the Special Town Meeting, which is attached for reference. The intent of the presentation was to summarize project features, current cost hurdles, construction market contributors to increased project costs, comparable construction project bids and trends, project timelines, value management, and the importance the of the current warrant article.
- November 17th CMSBC meeting: Hill presented the updated cash flow, an executive project schedule, and the warrant article timeline and next steps:
 - 90% CD Estimate: 1/13/23
 - Motions posted for Special Town Meeting: 1/17/23
 - Special Town Meeting: 1/19/23
 - Special Town Vote: 2/24/23

Hill presented on the current warrant article cost at \$110,000,000 vs. the current 60% CD estimate with accepted VM at \$108,379, 328 – a difference of \$1,620,762 for additional cushion. Hill also reviewed their Cost Analysis for Bid Scenarios, focusing on the maximum acceptable bid amounts. Committee members engaged in discussion regarding deduct alternates. The committee, at the recommendation of Hill and SMMA, elected to proceed with a deduct alternate list to provide further financial cushion in the event that bids come in over the \$110,000,000.

- Hill proposed two potential options for deduct alternates totaling (\$1,802,271):
 - Omit field scope: (\$1,502,271)
 - Omit landscaping (\$300,000)
- The CMSBC took no action on these recommendations
 - The CMSBC voted to accept adding the wood look ceilings and bleachers back into the scope as deduct alternates, which had previously been removed from the scope through value management.
 - The CMSBC members also agreed to prepare a list of their own recommendations for deduct alternates to review at the next CMSBC meeting.

Town of Concord

Concord Middle School Project



Milestones projected for the coming months are:

- Finalize the Deduct Alternate List
- Finalize 60% CD report
- Procure a Structural Engineer for Peer Review at 90% CD
- Receive and evaluate Prequalification SOQ's
- Completion of the 90% CD Estimate

Issues & Challenges

- The 60% CD estimate is over budget due to current construction market cost conditions.
- Construction budget alignment prior to Bid Phase.

Schedule

Major milestones are as follows:

■ OPM Selection	Completed Aug. 28 th , 2019
■ Designer Selection	Completed Nov. 18 th , 2019
■ Feasibility Study	Completed April 29 th , 2021
■ Schematic Design	Completed December 9 th , 2021
■ Town Hearing	Completed December 16 th , 2021
■ Special Town Meeting	Completed January 20 th , 2022
■ Town Vote	Completed February 3 rd , 2022
■ Design Development	Completed June 30 th , 2022
■ 60% Contract Documents	Completed October 19 th , 2022
■ 90% Contract Documents	Started October 20 th , 2022
■ Special Town Meeting (Additional Funding)	See attached schedule
■ Town Vote (Additional Funding)	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	See attached schedule

Budget

In January 2022, the Town of Concord held a Special Town Meeting to present the Middle School Building Project and held an in-person vote on a not-to-exceed project budget \$104,316,000 to be reflected on the ballot at the February 3rd Town Vote.

In February 2022, the Town of Concord voted by ballot to approve debt authorization amounting to \$102,816,000 for the new Concord Middle School project bringing the total project budget including Feasibility and Schematic Design Phase to \$104,316,000.

Town of Concord

Concord Middle School Project



In June 2022, the Design Development estimate was presented at \$5,332,865 over the construction budget of \$80,772,447. However, the Concord Middle School Building Committee voted to proceed with Contract Document design preparation at the June 30, 2022 CMSBC Meeting with the idea that value management and budget alignment must happen no later than October 2022 at the 60% CD estimate phase.

In August 2022, the Town of Concord executed the contract for AKF+SGH for Commissioning Services in the amount of \$158,310, which is now shown as committed costs in the total project budget.

In October 2022, the 60% Contract Document estimate was presented at \$86,455,680, remaining over the construction budget of \$80,772,447 by a total of \$5,683,233. The CMSBC continued to work towards budget alignment by continuing the process of value management while also continuing the Town process of seeking additional funding.

Cash Flow

Total project budget is \$104,316,000.

Total encumbered to date is \$12,862,885.00

Total spent on construction to date is \$0.00.

Total spent to date is \$5,022,341 which is 39% 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	AKF Group / Simpson Gumpertz and Heger (AKF/SGH)
Designer	SMMA
General Contractor	TBD



Project Dashboard

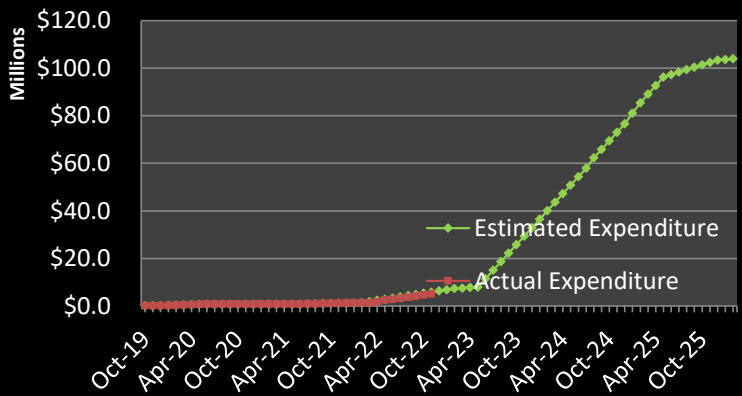


Town of Concord
Concord Middle School
Project Dashboard

November 30, 2022

EXECUTIVE SUMMARY



Project Accomplishments this Month					Current Issues & Areas of Focus				Current Progress Photos			
At the Novemebr 17th CMSBC meeting Hill International presented the CMSBC members with an updated Town Meeting milestone dates schedule. CMSBC memebbers discussed potentially including add alternates or deduct alternates to the design package with the intent to add additional protection against bids coming in beyond the budget. Hill recommended 2 potential deduct alternates totalling \$1,802,271. Hill further presented maximum acceptable bid scenarios. The CMSBC ultimately decided to use deduct alternates rather than add alternates. The CMSBC voted to accept the addition of wood look ceilings and bleachers back into the scope of the design as the first two deduct alternates. The CMSBC agreed to bring proposals for additional items on the deduct alternate list.					Current construction market conditions and uptick in actual escalation. Construction budget alignment prior to bid phase.							
Projected Major Tasks next Month												
Finalize the Deduct Alternate List Finalize the 60% CD report Procure a Structural Engineer for Peer Review at 90% CD Receive and evaluate Prequalification SOQ's Completion of the 90% CD Estimate												
Schedule Summary - Upcoming Milestones												
	Scheduled Start	Scheduled Finish	Actual Start	Actual Finish	Metric	Target	Actual		<div>Project Cash Flow - Plan vs Actual</div> 			
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	12/9/2021	Designer's WBE/MBE	TBD	TBD					
Special Town Meeting	12/17/21	12/17/21	1/20/22	1/20/2022	Contractor's WBE/MBE	TBD	TBD					
Town Vote	2/3/22	2/3/22	2/3/22	2/3/22								
Design Development / Contract Documents	2/7/22	2/22/23	2/7/22									
Special Town Meeting (Addtl. Funds)	N/A	N/A	1/19/23									
Town Vote (Addtl. Funds)	N/A	N/A	2/24/23									
Bidding	12/11/24	4/11/25										
Construction	4/15/25	9/12/25										
Punch List & Move-in	9/12/25	1/15/26										
Demolition Existing Building												
Closeout												
PROJECT FINANCIAL OVERVIEW												
Description	BUDGET				COST				CASH FLOW		Scope changes from the Original Scope	
	Baseline	Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend		
												N/A
Site Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Construction	\$ 80,000,000	\$ 772,477	\$ 80,772,477	\$ 80,772,477	\$ -	\$ 80,772,477	\$ -	\$ 80,772,477	\$ -	\$ 80,772,477		
Design Services	\$ 8,281,000	\$ 936,347	\$ 9,217,347	\$ 9,217,347	\$ 8,937,347	\$ 280,000	\$ -	\$ 9,217,347	\$ 4,277,527	\$ 4,939,819		
Administrative	\$ 4,279,595	\$ 485,948	\$ 4,765,543	\$ 4,765,543	\$ 3,925,538	\$ 840,005	\$ -	\$ 4,765,543	\$ 744,813	\$ 4,020,730		
FF&E	\$ 2,677,500	\$ (52,500)	\$ 2,625,000	\$ 2,625,000	\$ -	\$ 2,625,000	\$ -	\$ 2,625,000	\$ -	\$ 2,625,000		
SUBTOTAL	\$ 95,238,095	\$ 2,142,272	\$ 97,380,367	\$ 97,380,367	\$ 12,862,885	\$ 84,517,482	\$ -	\$ 97,380,367	\$ 5,022,341	\$ 92,358,027	Project Budget Transfers	
Construction Contingency (Hard Cost)	\$ 4,000,000	\$ 38,927	\$ 4,038,927	\$ 4,038,927	\$ -	\$ 4,038,927	\$ -	\$ 4,038,927	\$ -	\$ 4,038,927		
Owner's FFE Contingency	\$ -	\$ 2,019,312	\$ 2,019,312	\$ 2,019,312	\$ -	\$ 2,019,312	\$ -	\$ 2,019,312	\$ -	\$ 2,019,312		
Owner's Contingency (Soft Cost)	\$ 761,905	\$ 115,489	\$ 877,394	\$ 877,394	\$ -	\$ 877,394	\$ -	\$ 877,394	\$ -	\$ 877,394		
SUBTOTAL	\$ 4,761,905	\$ 2,173,728	\$ 6,935,633	\$ 6,935,633	\$ -	\$ 6,935,633	\$ -	\$ 6,935,633	\$ -	\$ 6,935,633		
											N/A	
PROJECT TOTAL	\$ 100,000,000	\$ 4,316,000	\$ 104,316,000	\$ 104,316,000	\$ 12,862,885	\$ 91,453,115	\$ -	\$ 104,316,000	\$ 5,022,341	\$ 99,293,660		



Budget Update



November 30, 2022

Town of Concord

Concord Middle School

Project Budget and Cost Summary



A	C	D (Bud. Adj. Tab)	E (C+D)	F (Com. Cost tab)	G (E-F)	H (Forecast. tab, >G)	I (F+G+H)	J (Invoice Tab)	K (I-J)
Description	BUDGET			COST				CASH FLOW	
	Intial Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend
20 Construction									
Construction	\$80,000,000	\$772,477	\$80,772,477	\$0	\$80,772,477	\$0	\$80,772,477	\$0	\$80,772,477
Subtotal	\$80,000,000	\$772,477	\$80,772,477	\$0	\$80,772,477	\$0	\$80,772,477	\$0	\$80,772,477
30 Architectural & Engineering									
Designer - Basic Services	\$6,590,600	\$589,400	\$7,180,000	\$7,180,000	\$0	\$0	\$7,180,000	\$3,081,000	\$4,099,000
Schematic Design	\$889,400	\$232,447	\$1,121,847	\$1,121,847	\$0	\$0	\$1,121,847	\$1,121,847	\$0
Geotechnical Engineering CA	\$250,000	-\$45,000	\$205,000	\$205,000	\$0	\$0	\$205,000	\$36,926	\$168,074
Geoenvironmental Engineering-allowance	\$51,000	\$134,000	\$185,000	\$185,000	\$0	\$0	\$185,000	\$0	\$185,000
Site Survey	\$50,000	-\$30,000	\$20,000	\$10,000	\$10,000	\$0	\$20,000	\$0	\$20,000
Survey of Existing Conditions / Wetlands	\$50,000	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hazardous Materials	\$100,000	\$45,000	\$145,000	\$145,000	\$0	\$0	\$145,000	\$1,338	\$143,662
A&E Sub Consultants	\$0	\$70,500	\$70,500	\$70,500	\$0	\$0	\$70,500	\$36,322	\$34,178
Other Reimbursable Costs	\$100,000	-\$80,000	\$20,000	\$20,000	\$0	\$0	\$20,000	\$95	\$19,905
Printing (Over the Minimum)	\$50,000	-\$30,000	\$20,000	\$0	\$20,000	\$0	\$20,000	\$0	\$20,000
Testing & Inspections	\$150,000	\$100,000	\$250,000	\$0	\$250,000	\$0	\$250,000	\$0	\$250,000
Subtotal	\$8,281,000	\$936,347	\$9,217,347	\$8,937,347	\$280,000	\$0	\$9,217,347	\$4,277,527	\$4,939,819
40 Administrative Costs									
Owner's Project Manager Basic Services	\$3,200,000	\$443,580	\$3,643,580	\$3,383,575	\$260,005	\$0	\$3,643,580	\$345,730	\$3,297,850
OPM Feasibility Study	\$299,800	\$78,353	\$378,153	\$378,153	\$0	\$0	\$378,153	\$378,153	\$0
OPM Cost Estimates	\$0	\$5,500	\$5,500	\$5,500	\$0	\$0	\$5,500	\$5,500	\$0
Advertising	\$29,795	\$205	\$30,000	\$0	\$30,000	\$0	\$30,000	\$0	\$30,000
Other Administrative Costs	\$50,000	\$0	\$50,000	\$0	\$50,000	\$0	\$50,000	\$0	\$50,000
Other Project Costs (Moving)	\$150,000	\$50,000	\$200,000	\$0	\$200,000	\$0	\$200,000	\$0	\$200,000
Utility Fees	\$300,000	\$0	\$300,000	\$0	\$300,000	\$0	\$300,000	\$0	\$300,000
Legal	\$50,000	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commissioning Agent	\$200,000	-\$41,690	\$158,310	\$158,310	\$0	\$0	\$158,310	\$15,430	\$142,880
Subtotal	\$4,279,595	\$485,948	\$4,765,543	\$3,925,538	\$840,005	\$0	\$4,765,543	\$744,813	\$4,020,730

Description	BUDGET			COST				CASH FLOW	
	Intial Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend
50 Furniture, Fixtures and Equipment									
Furniture, Fixtures and Equipment	\$1,225,000	\$140,000	\$1,365,000	\$0	\$1,365,000	\$0	\$1,365,000	\$0	\$1,365,000
Security	\$227,500	-\$227,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Technology	\$1,225,000	\$35,000	\$1,260,000	\$0	\$1,260,000	\$0	\$1,260,000	\$0	\$1,260,000
Subtotal	\$2,677,500	-\$52,500	\$2,625,000	\$0	\$2,625,000	\$0	\$2,625,000	\$0	\$2,625,000
Project Sub-Total	\$95,238,095	\$2,142,272	\$97,380,367	\$12,862,885	\$84,517,482	\$0	\$97,380,367	\$5,022,341	\$92,358,027
70 Project Contingency									
Construction Contingency	\$4,000,000	\$38,927	\$4,038,927		Current Contingency	Potential Risk	Potential Contingency		
Owner's Bid Contingency	\$0	\$2,019,312	\$2,019,312		\$4,038,927	\$0	\$4,038,927		\$4,038,927
Owner's Contingency	\$761,905	\$115,489	\$877,394		\$2,019,312	\$0	\$2,019,312		\$2,019,312
Subtotal	\$4,761,905	\$2,173,728	\$6,935,633		\$877,394	\$0	\$877,394		\$877,394
					\$6,935,633	\$0	\$6,935,633		\$6,935,633
Project Total	\$100,000,000	\$4,316,000	\$104,316,000	\$12,862,885	\$91,453,115	\$0	\$104,316,000	\$5,022,341	\$99,293,660
*Includes \$1.5M from Feasibility and Schematic Design Phase									
Construction Cost Estimates	Date	Amount	Gross Square Feet	Cost Per SF			Budget Revisions Summary	Date	Amount
Schematic Design Estimate	11/03/21	\$82,512,622	143,510	\$574.96					
Design Development	06/29/22	\$86,105,512	142,704	\$603.39					
Construction Documents (60%)	10/19/22	\$86,455,680	142,513	\$606.65					
Construction Documents (90%)									
Finalized GC Contract									

November 30, 2022

Concord Middle School
Estimated Project Cash Flow



	Month	OPM + Commissioning	Designer & Consultants	FF&E & Misc. Admin.	Construction	Contingency	Estimated Expenditures	Actual Expenditures	Estimated Cumulative Expenditures	Actual Cumulative Expenditures
Feasibility Study	1	Oct-19	\$25,110				\$25,110	\$25,110	\$25,110	\$25,110
	2	Nov-19	\$34,595				\$34,595	\$34,595	\$59,705	\$59,705
	3	Dec-19	\$20,660				\$20,660	\$20,660	\$80,365	\$80,365
	4	Jan-20	\$12,565	\$75,645			\$88,210	\$88,210	\$168,575	\$168,575
	5	Feb-20	\$16,445	\$151,290			\$167,735	\$167,735	\$336,310	\$336,310
	6	Mar-20	\$25,890	\$75,645			\$101,535	\$101,535	\$437,845	\$437,845
	7	Apr-20	\$34,480	\$75,645			\$110,125	\$110,125	\$547,970	\$547,970
	8	May-20	\$50,035	\$50,430			\$100,465	\$100,465	\$648,435	\$648,435
Pause	9	Jun-20	\$33,130	\$40,344			\$73,474	\$73,474	\$721,909	\$721,909
	10	Jul-20	\$15,520				\$15,520	\$15,520	\$737,429	\$737,429
	11	Aug-20	\$3,785				\$3,785	\$3,785	\$741,214	\$741,214
	12	Sep-20	\$720				\$720	\$720	\$741,934	\$741,934
	13	Oct-20	\$2,590				\$2,590	\$2,590	\$744,524	\$744,524
	14	Nov-20					\$0	\$0	\$744,524	\$744,524
Restart Feasibility Study	15	Dec-20	\$16,798				\$16,798	\$16,798	\$761,322	\$761,322
	16	Jan-21					\$0	\$0	\$761,322	\$761,322
	17	Feb-21					\$0	\$0	\$761,322	\$761,322
	18	Mar-21					\$0	\$0	\$761,322	\$761,322
	19	Apr-21					\$0	\$0	\$761,322	\$761,322
Schematic Design	20	May-21					\$0	\$0	\$761,322	\$761,322
	21	Jun-21		\$2,400			\$2,400	\$2,400	\$763,722	\$763,722
	22	Jul-21		\$69,318			\$69,318	\$69,318	\$833,040	\$833,040
	23	Aug-21		\$69,318			\$69,318	\$69,318	\$902,358	\$902,358
	24	Sep-21		\$69,318			\$69,318	\$69,318	\$971,676	\$971,676
	25	Oct-21		\$73,918			\$73,918	\$73,938	\$1,045,594	\$1,045,614
	26	Nov-21		\$57,765			\$57,765	\$57,765	\$1,103,359	\$1,103,379
Town Proce	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	\$462,832	\$5,785,061	\$5,022,341
	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	
se 1 (New School)	43	Apr-23	\$103,938	\$127,350	\$7,143		\$238,431	\$0	\$7,729,138	
	44	May-23	\$77,588	\$96,200	\$7,143		\$180,931	\$0	\$7,910,069	
	45	Jun-23	\$96,088	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,574,062	\$0	\$11,484,131
	46	Jul-23	\$97,578	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,575,552	\$0	\$15,059,683
	47	Aug-23	\$91,838	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,569,812	\$0	\$18,629,495
	48	Sep-23	\$91,838	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,569,812	\$0	\$22,199,307
	49	Oct-23	\$91,838	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,569,812	\$0	\$25,769,119
	50	Nov-23	\$91,838	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,569,812	\$0	\$29,338,931
	51	Dec-23	\$91,838	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,569,812	\$0	\$32,908,743
	52	Jan-24	\$91,838	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,569,812	\$0	\$36,478,555
	53	Feb-24	\$91,838	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,569,812	\$0	\$40,048,367
	54	Mar-24	\$91,838	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,569,812	\$0	\$43,618,178
	55	Apr-24	\$91,838	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,569,812	\$0	\$47,187,990

November 30, 2022

Concord Middle School
Estimated Project Cash Flow



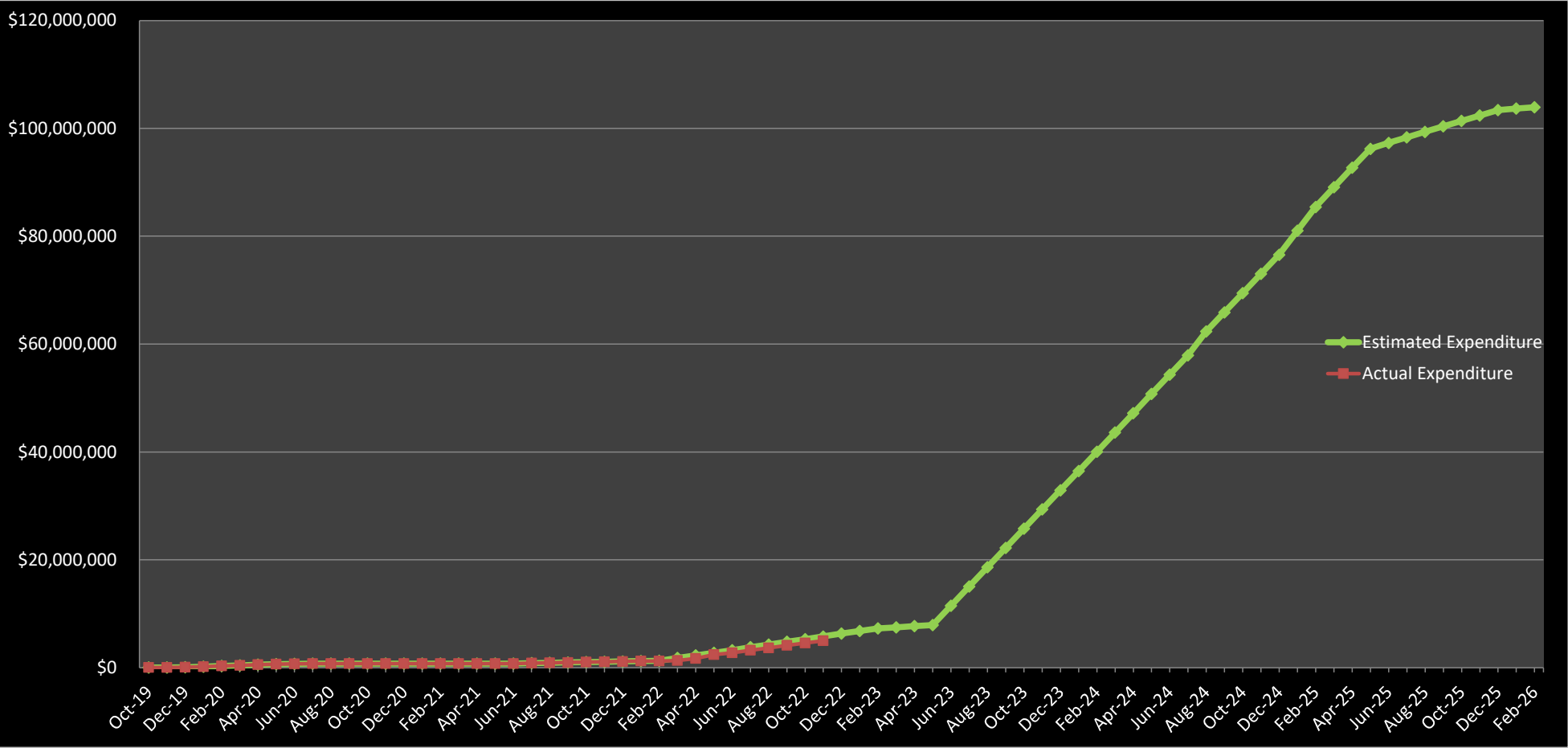
	Month	OPM + Commissioning	Designer & Consultants	FF&E & Misc. Admin.	Construction	Contingency	Estimated Expenditures	Actual Expenditures	Estimated Cumulative Expenditures	Actual Cumulative Expenditures
Construction Phase	56 May-24	\$91,838	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,569,812	\$0	\$50,757,802	
	57 Jun-24	\$91,838	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,569,812	\$0	\$54,327,614	
	58 Jul-24	\$91,838	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,569,812	\$0	\$57,897,426	
	59 Aug-24	\$78,338	\$96,200	\$887,500	\$3,094,687	\$278,753	\$4,435,479	\$0	\$62,332,905	
	60 Sep-24	\$78,338	\$96,200	\$12,500	\$3,094,687	\$278,753	\$3,560,479	\$0	\$65,893,383	
	61 Oct-24	\$78,338	\$96,200	\$12,500	\$3,094,687	\$278,753	\$3,560,479	\$0	\$69,453,862	
	62 Nov-24	\$78,338	\$96,200	\$12,500	\$3,094,687	\$278,753	\$3,560,479	\$0	\$73,014,340	
	63 Dec-24	\$78,338	\$96,200	\$12,500	\$3,094,687	\$278,753	\$3,560,479	\$0	\$76,574,819	
	64 Jan-25	\$78,338	\$96,200	\$887,500	\$3,094,687	\$278,753	\$4,435,479	\$0	\$81,010,298	
	65 Feb-25	\$78,338	\$96,200	\$887,500	\$3,094,687	\$272,669	\$4,429,394	\$0	\$85,439,692	
Phase 2 (Demo & Fields)	66 Mar-25	\$78,338	\$96,200	\$87,500	\$3,094,687	\$272,669	\$3,629,394	\$0	\$89,069,086	
	67 Apr-25	\$78,338	\$96,200	\$87,500	\$3,094,687	\$272,669	\$3,629,394	\$0	\$92,698,480	
	68 May-25	\$78,338	\$57,143	\$12,500	\$3,094,687	\$272,669	\$3,515,337	\$0	\$96,213,817	
	69 Jun-25	\$78,338	\$57,143	\$58,538	\$857,143	\$34,388	\$1,085,550	\$0	\$97,299,366	
	70 Jul-25	\$74,738	\$57,143		\$857,143	\$34,388	\$1,023,412	\$0	\$98,322,778	
	71 Aug-25	\$74,738	\$57,143		\$857,143	\$34,388	\$1,023,412	\$0	\$99,346,190	
	72 Sep-25	\$74,738	\$57,143		\$857,143	\$34,388	\$1,023,412	\$0	\$100,369,601	
	73 Oct-25	\$65,758	\$57,143		\$857,143	\$34,388	\$1,014,432	\$0	\$101,384,033	
	74 Nov-25	\$57,213	\$57,143		\$857,143	\$34,388	\$1,005,887	\$0	\$102,389,919	
	75 Dec-25	\$53,013	\$41,667		\$857,143	\$34,388	\$986,210	\$0	\$103,376,130	
Closeout	76 Jan-26	\$47,705	\$41,667		\$166,667	\$29,180	\$285,218	\$0	\$103,661,348	
	77 Feb-26	\$41,855	\$41,667		\$166,667		\$250,188	\$0	\$103,911,536	
	78 Mar-26	\$38,355	\$41,667		\$166,647		\$246,668	\$0	\$104,158,205	
	79 Apr-26	\$28,407	\$41,667				\$70,074	\$0	\$104,228,278	
	80 May-26	\$25,060	\$41,667				\$66,727	\$0	\$104,295,005	
	81 Jun-26	\$20,995					\$20,995	\$0	\$104,316,000	
	82 Jul-26						\$0	\$0	\$104,316,000	
	83 Aug-26						\$0	\$0	\$104,316,000	
	84 Sep-26						\$0	\$0	\$104,316,000	
	Subtotal for FY '19	\$252,910	\$468,999	\$0	\$0	\$0	\$721,909			
	Subtotal for FY '20	\$39,413	\$2,400	\$0	\$0	\$0	\$41,813			
	Subtotal for FY '21	\$355,454	\$2,135,180	\$0	\$0	\$0	\$2,490,634			
	Subtotal for FY '22	\$873,839	\$3,844,367	\$138,128	\$3,094,687	\$278,753	\$8,229,775			
	Subtotal for FY '23	\$1,107,796	\$1,154,401	\$100,000	\$37,136,249	\$3,345,038	\$42,843,483			
	Subtotal for FY '24	\$953,556	\$1,076,286	\$2,966,871	\$34,898,704	\$3,076,335	\$42,971,752			
	Subtotal for FY '25	\$602,575	\$535,714	\$0	\$5,642,837	\$235,507	\$7,016,634			
	TOTAL	\$4,185,543	\$9,217,347	\$3,205,000	\$80,772,477	\$6,935,633	\$104,316,000			



Town of Concord
Concord Middle School
Estimated Project Cash Flow Graph



November 30, 2022





Schedule Update



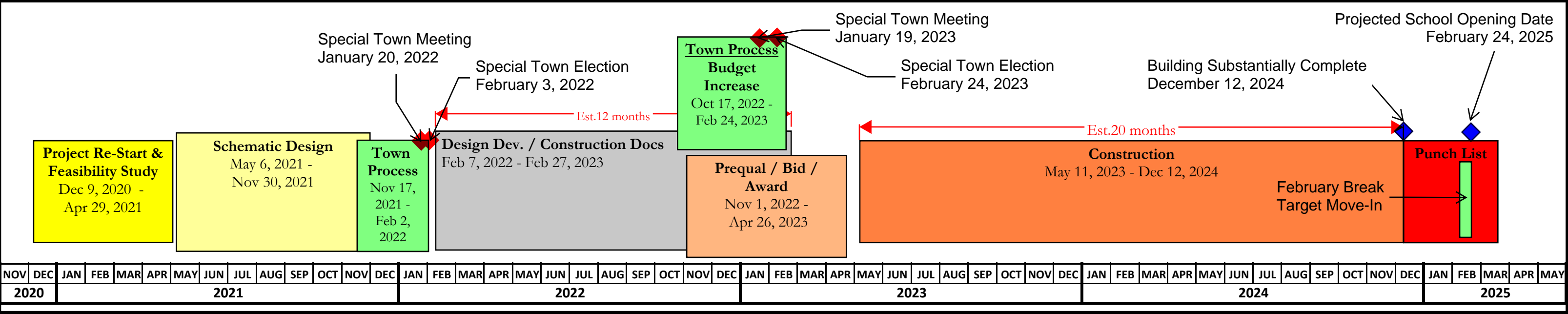
Concord Middle School

Executive Summary Schedule

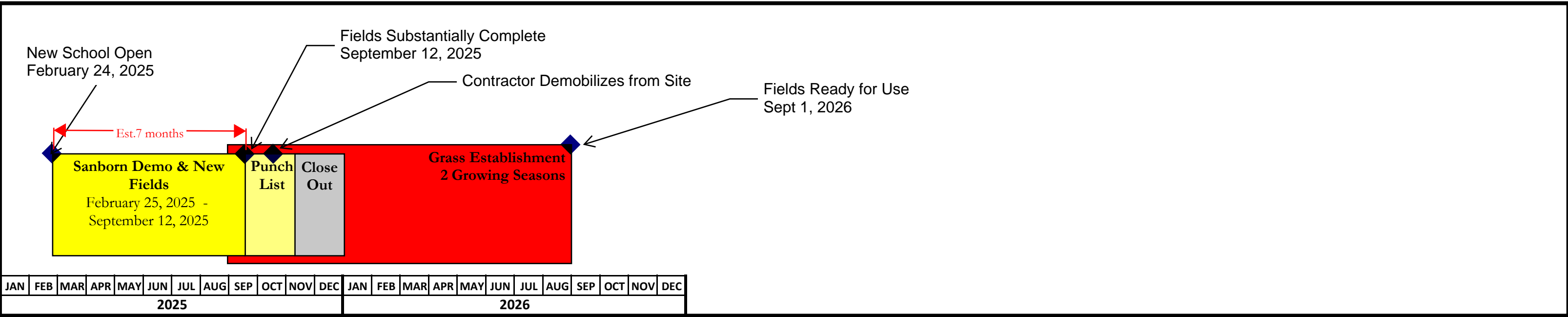
September 26, 2022 UPDATE



PHASE 1 - NEW SCHOOL DESIGN & CONSTRUCTION



PHASE 2 - SANBORN DEMO & NEW FIELDS



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





Project Update for Concord Community

Concord Middle School

PROJECT UPDATE

November 10, 2022



Project Highlights: Educational Programming

- Design enrollment 700 students for grades 6-8
- Supports implementation of the Team-Teaching Model to meet the Ed Plan
- 1 grade level per floor; 3 teams per grade level; integrated SPED spaces
- Inclusive design to serve students of all abilities
- Classrooms with significant natural light
- Connection with nature through integrated design concepts and expose to surrounding forest
- Media Center equal to the existing middle school libraries combined; located in the heart of the school
- Co-located Art & World Languages

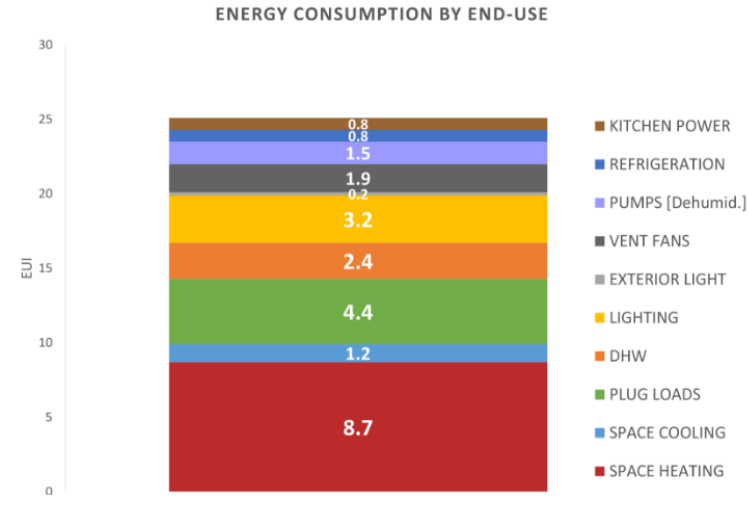


Academic Wing

- 1 grade level per floor
- 3 Teams per grade level
- Integrated SPED spaces
- Spaces for differentiation

Project Highlights: Sustainability

- Net Zero Ready Energy
 - Predicted EUI of 25 kBtu/SF/yr
 - Highly insulated exterior enclosure with triple pane windows
 - All electric heating and cooling
- Photovoltaic system readiness
- Water reduction measures
- Bioswales and native plantings
- Sustainability measures equivalent to LEEDv4 Certifiable



25
EUI



Project Highlights: Public Spaces

- “Public” wing for community use after hours
- 1 MIAA court with 2 large cross courts
- 420 seat auditorium
- Natural grass athletic fields



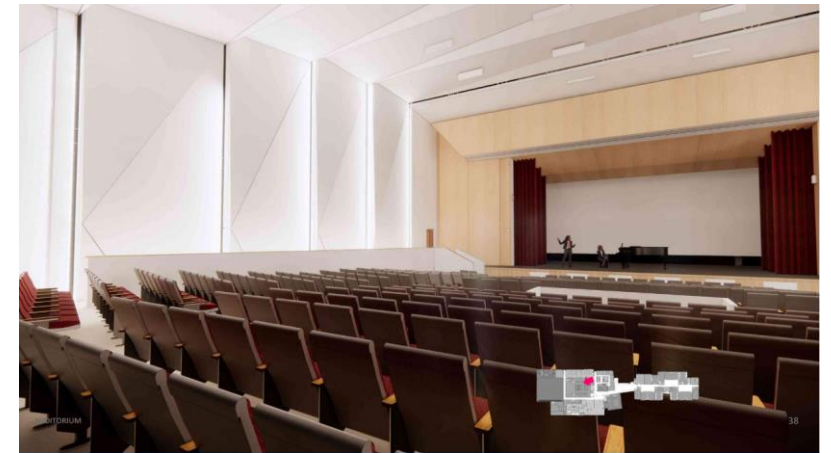
Gym

- 1 MIAA Court
- 2 large practice courts
- All-school assembly
- Proximate to parking
- Separate entrance potential



Auditorium

- 420 seats
- Traditional sloped seating



Concord Middle School - Current Scope

*Consistent with scope approved at the Special Town Meeting in January 2022,
less Value Management accepted in Design Development and 60% CD Phases

Current Cost

Current Cost including \$6,184,098 VM
Decisions to Date

\$108.3M

Includes \$86M construction cost, soft costs,
contingencies @ 5% and a \$2M bid
contingency



Budget vs. Current Cost Estimate @ 60% Design

January - February 2022 Estimated Cost for Warrant Article / Special Town Meeting	
Description	Warrant Article Cost
20 Construction	
Schematic Design Reconciled Estimate	\$82,512,622
VM Accepted in Schematic Design (Dec 2021)	-\$1,740,145
SD Construction Estimate with VM Accepted	\$80,772,477
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 (5% Hard Costs)	\$4,038,624
Owner's Contingency (5% Soft Costs)	\$761,204
Subtotal	\$4,799,828
Sub-Total	\$100,796,385
Owner's Bid Contingency (2.5% Hard Costs)	\$2,019,312
Total	\$102,815,697

Note: **Excludes \$1.5M initial funding for Feasibility and SD Phase

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
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 (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: **

STM Budget

January 2022

\$102,815,697

60% CD Estimate

October 2022

\$108,379,238

\$5,563,541 Overrun

Scope Cut @ Increased Cost

Why?

Construction Costs are impacted by Market Inflation



“What has contributed to these extreme cost increases?

In brief: nearly everything.”



Contributors to runaway costs

Price increases for construction inputs Year-over-year change in December PPI

Construction materials		
	2020	2021
Steel mill products	5.2%	127%
Plastic construction products	5.4%	34%
Aluminum mill shapes	-1.7%	30%
Copper and brass mill shapes	24%	23%
Gypsum products	3.6%	21%
Lumber and plywood	37%	18%
Architectural coatings	1.9%	14%
Asphalt felts and coatings	2.1%	12%
Used by contractors		
Diesel fuel	-2.8%	55%
Truck transport of freight	2.2%	18%
Construction machinery and equipment	1.1%	10%
Truck and offroad tires	0.3%	11%

Source: Bureau of Labor Statistics, producer price indexes, www.bls.gov/press

Source: AGC Construction Inflation Alert

Greater Boston Commercial Construction Market

- The average year over year inflation for commercial construction in Boston in 2021-22 was 8.7%.
- Over the last decade, the average year over year inflation rate was 3.1%.
- **We have seen unprecedented inflation in 2022!**



ENR COST INDEXES IN BOSTON (1978-2022)					
YEAR	MONTH	BCI	%CHG	CCI	%CHG
2022	October	10210.66	+11.4	17909.78	+7.6
2022	September	10265.05	+13.0	17964.21	+8.2
2022	August	10224.80	+13.8	17923.96	+8.6
2022	July	10040.45	+14.8	17739.56	+9.1
2022	June	9845.05	+14.4	17544.16	+8.7
2022	May	9677.46	+14.5	17506.66	+9.6
2022	April	9641.96	+14.8	17471.16	+9.7
2022	March	9505.18	+14.9	17395.90	+9.9
2022	February	9492.29	+15.5	17382.99	+10.2
2022	January	9527.56	+16.5	16962.26	+13.4
2021	December	9454.56	+15.8	16889.26	+13.0
2021	November	9245.22	+14.1	16715.19	+12.4
2021	October	9166.21	+13.7%	16651.90	+12.2%
2021	September	9082.82	+13.6	16606.79	+12.4
2021	August	8987.25	+13.6	16511.22	+11.8

Source: ENR Quarterly Report

Comparable Recent Construction Project Bids

Large Urban High School - Lowell

- Construction Budget: \$270m
- Construction Bid: \$308m
(+14.25%)

Bid received March 2021

Approved \$38.5M at City Council in March 2022

CMAR

Large High School – Doherty Worcester

- Construction Budget: \$230m
- Construction Bid \$253m
(+10%)

Bid received Spring 2022

Approved \$23M at City Council in May 2022

CMAR

Elementary School - Swampscott

- Construction Budget: \$76.5m
- Construction Bid: \$79.7m
(+ 4.1%)

Bid received October 2022

DBB

High School: 90% CD - Stoneham

- Construction Budget: \$153.4m
- Construction Estimate 90CD: \$163.4m
(+6.5%)

90% Estimate Sept, Bid December 2022

Submitted 90% CD, added outside funding, significant VE, Stadium Building bidding as Alternate, re-allocated contingencies

CMAR

Mid-Size Regional High School - Nauset

- Construction Budget: \$105m
- Construction Bid: FSB only \$20m
(+20%)

Bid received June 2022

No HVAC bids received, Bid Protests, District moving Bid date out 3-4 months and seeking additional funds

DBB

Comparable Recent Construction Project Bids

Large Suburban Elementary School - Andover

- Construction Budget: \$119.2m
- Construction Bid: \$136.2m
(+ 14%)

Significant VE at DD & 60%. STM scheduled Dec 1, 22 [CMAR](#)

Middle School - Concord

- Construction Budget: \$80.7m
- Construction Estimate (DD): \$86m
(+6.5%)

Significant VE & Going back to Town for additional funds [DBB](#)

Large Suburban Elementary School - Groton

- Construction Budget: \$61.0M
- Construction Bid: \$70.5m
(+ 15.6%)

Based on 60% CD in August 2022

Approved \$9.5M at STM 9.12.22

[CMAR](#)

Middle School - Somerset

- Construction Budget: \$69m
- Construction Bid: \$79m
(+14.5%)

Bid received July 2022

Failed vote at STM August 22

[CMAR](#)

Suburban Elementary School – Westwood

- Construction Budget: \$70.0m
- Construction Bid: \$74.0m
(+ 5.7%)

Bid received July 2022

Used ARPA and other Town Funds to bridge gap

[DBB](#)

K-8 School - Brookline

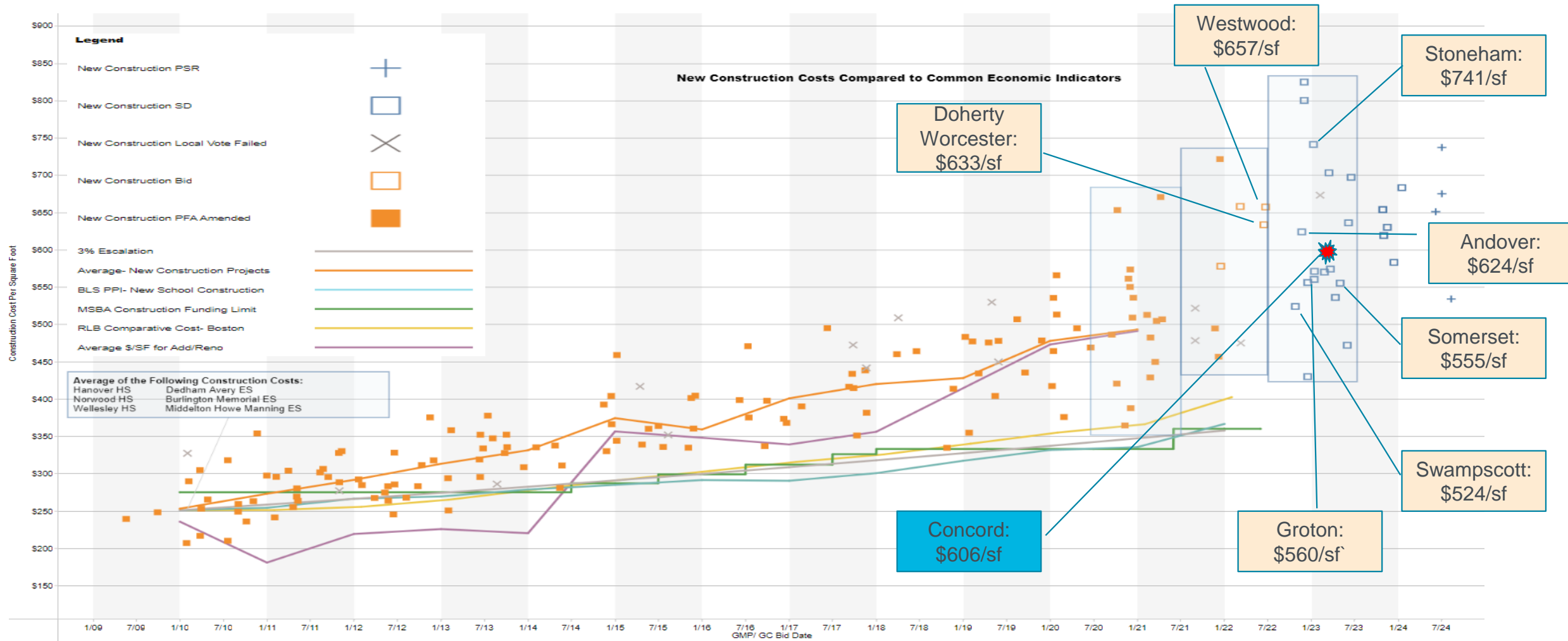
- Construction Budget: \$150m
- Construction Bid: \$188m
(+25.3%)

Bid received March 2021

Significant VM, Removed 7k SF, Geothermal wells

[DBB](#)

Comparable Construction Projects & Trends



Looking Forward to 2023

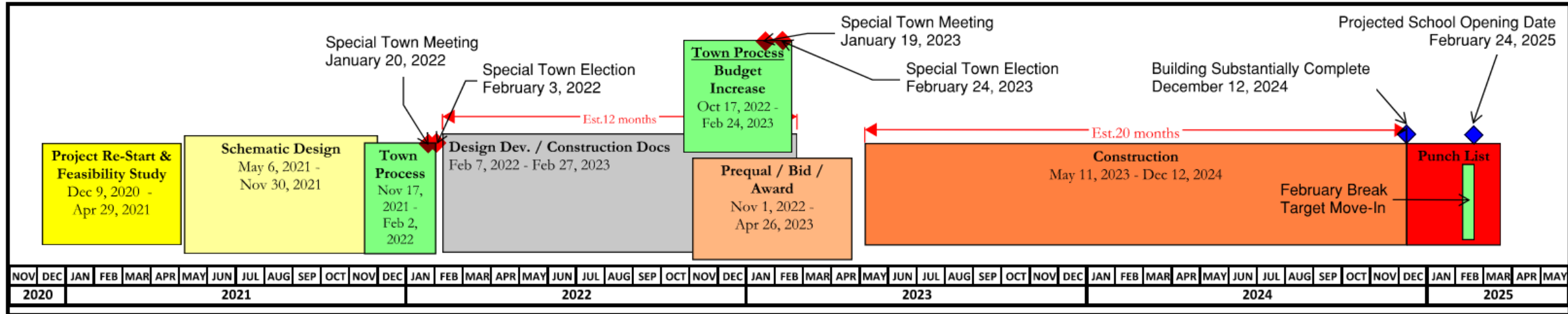
Observation: Inflation appears to be flattening

World Events that have Contributed to Inflation

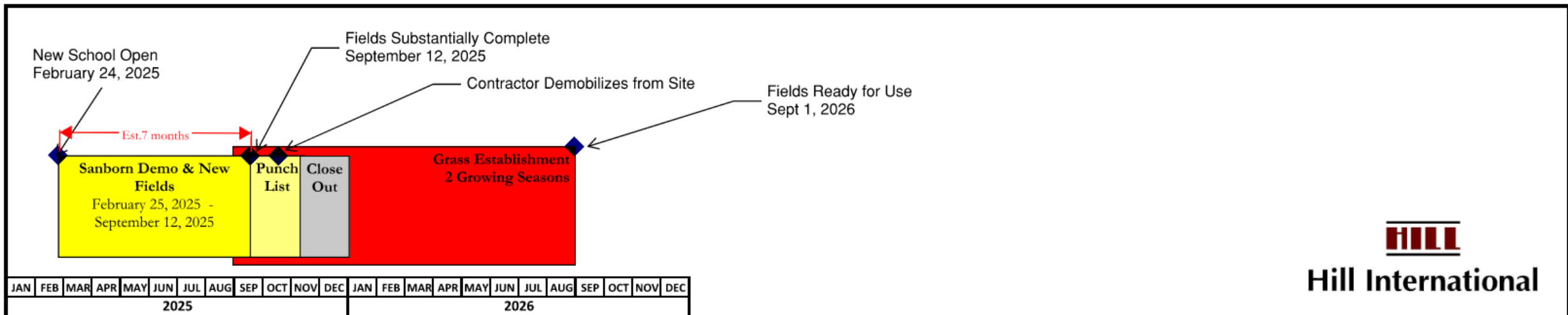
	2019				2020				2021				2022				2023			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
COVID Pandemic																				
Supply Chain Issues																				
Russia invades Ukraine																				
Oil Spikes																				
Texas Deep-Freeze																				
Annual Construction Inflation	1.52%				2.15%				7.14%				5.40%							
Quarterly Construction Inflation Rate	0.15%	0.35%	0.37%	0.61%	0.15%	0.34%	0.55%	1.11%	1.06%	3.06%	2.89%	0.13%	2.46%	2.47%	0.47%					
Escalation Carried by Project Estimators												0.6%	0.9%	0.9%	1.5%	1.5%	1.5%	0.5%		
	2019				2020				2021				2022				2023			
Concord MS Project Milestones	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Concord Sets \$80-100M budget																				
Pause Project Design																				
Schematic Design																				
SD Estimate																				
Design Development																				
DD Estimate																				
60% CD																				
60% CD Estimate																				
90% CD																				
90% CD Estimate																				
100% CD																				
Bids Due																				

Project Schedule

PHASE 1 - NEW SCHOOL DESIGN & CONSTRUCTION



PHASE 2 - SANBORN DEMO & NEW FIELDS



HILL

Hill International

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 adjust NTE amount accordingly
- **January 17, 2023** – Motions posted for Special Town Meeting
- **January 19, 2023** – Special Town Meeting
- **February 24, 2023** – Special Town Vote

If Article Doesn't Pass

Financial Impact

- Construction inflation ~ 0.7% month
 - For a 6-9 month delay, this corresponds to a \$3.6M - \$5.4M increase in construction costs
- CPS spends ~\$50K per month on operating costs for existing MS
 - For a 6-9 month delay, this corresponds to \$300K - \$450K in operating costs
- Redesign will cost ~\$600K
- Total estimated cost impact is **\$4.5M - \$6.5M** depending on the duration of the delay

Schedule Impact

- Estimated 6-9 Month Schedule Delay
- Redesign to get back to \$102.8M budget
- Redo pre-qualification process
 - Statement of Qualifications are only valid for 90 days after opening
- Projected School Opening **Sept 2025 in lieu of Feb 2025**

If Article Doesn't Pass

STM Vote Fails, Revert Back to \$102.8M Budget

\$108.7M Current Cost Estimate @ 60% CD

plus ~\$5.5.M Cost for 6-9 Month Schedule Delay

equals \$114.2M

minus ~\$11.4M scope reduction required to get "Back to Budget"

equals \$102.8M



Hill International

Value Management

January 2021 thru October 2022

\$6,184,098 total estimated savings



SUMMARY OF ACCEPTED VALUE MANAGEMENT

2021

\$ 2,180,100	Feasibility Study - completed April 2021
\$1,740,145	Schematic Design – completed Nov 2021

2022

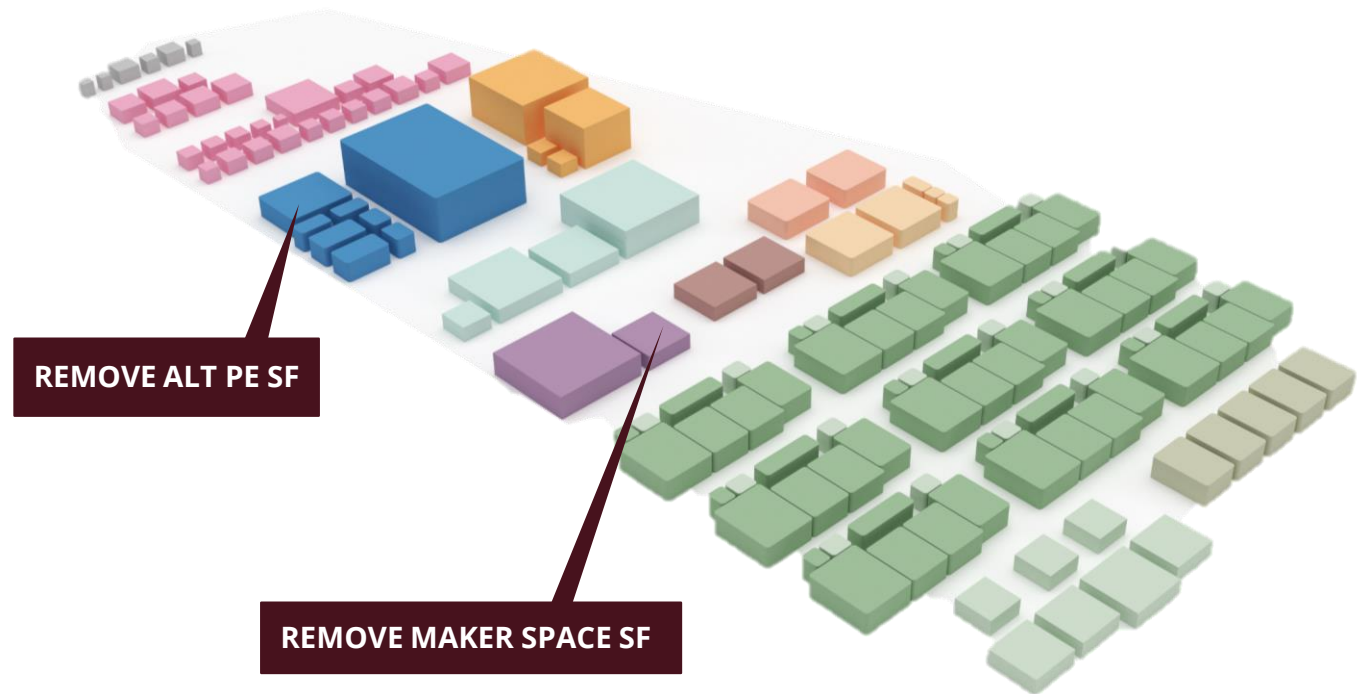
\$1,879,261	Design Development – completed June 2022
<u>\$384,592</u>	<u>60% CD Estimate – completed October 2022</u>
\$6,184,098	Total (Construction Cost Savings)

RECAP: Feasibility Study Value Management

\$2,180,100 total estimated savings

SUMMARY OF DECISIONS

- Remove ALT PE
2,400 GSF @ \$559/SF
- Remove Maker Space
1,500 GSF @ \$559/SF



RECAP: Schematic Design Value Management

\$1,740,145 total estimated savings

SUMMARY OF ACCEPTED VALUE MANAGEMENT

- Stockpile existing soils on site
- Reduce wood-look metal ceilings
- Eliminate wood wall paneling in the Media Center
- Eliminate CMU walls in back-of-house spaces and Gym
- Eliminate roof screens
- Remove 934 GSF from building footprint
- Reduce height of glazing at connector



RECAP: Design Dev. Value Management

\$1,879,261 total estimated savings

SUMMARY OF ACCEPTED VALUE MANAGEMENT

- Reduce outdoor classrooms from 4 to 3 and remove bollard lighting
- Reduce advanced lighting controls from 100% addressable to 60%
- Remove interior light shelf
- Replace certain curtain wall sections with punched windows
- Change concrete foundation finish, eliminate green screen/trellis
- Misc. plumbing and electrical material changes, combined AHU's
- Targeted reduction in insulation materials
- Replace built-in shelving in Media Center with FF&E shelving
- Ceramic tile changes in the kitchen and bathrooms
- Reduction in the height of the Gym by 5 feet
- Eliminate vape system detection and proprietary master clock system
- Reduce Auditorium and Specialty Space AV by 15%
- Other misc. changes in scope.

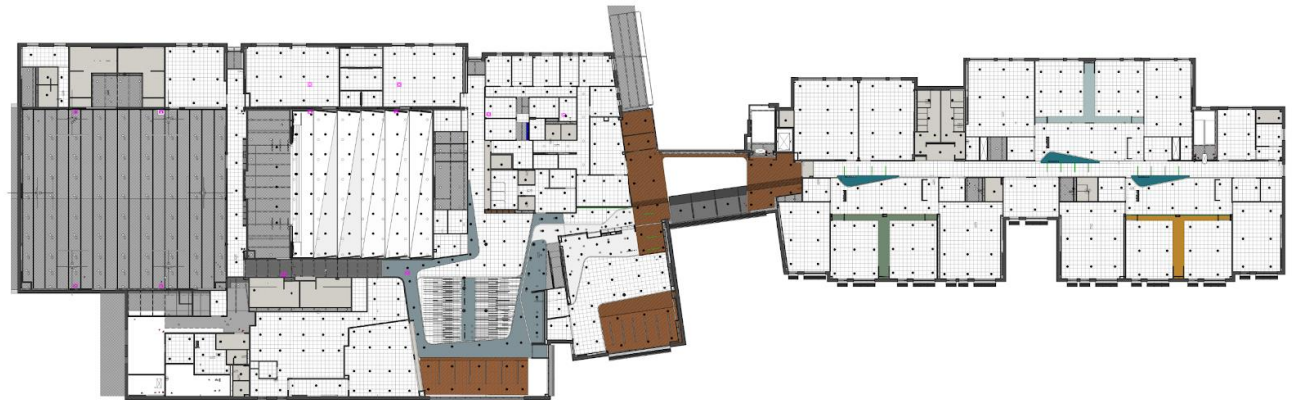


RECAP: 60% CD Value Management

\$384,592 total estimated savings

SUMMARY OF ACCEPTED VALUE MANAGEMENT

- Replaced all wood-look metal ceilings with 2x2 acoustical tile
- Replaced 57 granite bollards with concrete/steel bollards with stainless steel sleeves
- Eliminated bleachers in Gymnasium
- Eliminated environmental graphics





Cost Summary, Analysis, and Strategy for Bid Scenarios

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
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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



Hill International

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



Hill International

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



Hill International



Meeting Minutes



Concord Middle School Building Committee

Dawn Guarriello, Co-Chairperson

Pat Nelson, Co-Chairperson

Meeting Minutes Thursday, November 17, 2022

Call to Order:

- P. Nelson called the meeting to order at 7:31AM.
- The recording of this meeting: [Concord Middle School Building Committee Meeting - Zoom](#)

Name	Present	Name	Present	Name	Present
CONCORD MIDDLE SCHOOL BUILDING COMMITTEE:					
Alexa Anderson*	P	Peter Fischelis*	P	Pat Nelson*	P
Robert Conry	P	Russ Hughes	P	Chris Popov*	P
Court Booth*	P	Dawn Guarriello*	P	Charlie Parker*	P
Heather Bout*	P	Jon Harris	P	Matt Root*	P
Frank Cannon*	P	Laurie Hunter*	P	Steven Stasheski*	NP
Justin Cameron	P	Matt Johnson*	P		
Gail Dowd	P	Kerry Lafleur	P		
Hill International					
Peter Martini	P	Ian Parks	P	Susan McCann	P
John Cutler	P				
SMMA / Ewing Cole					
Lorraine Finnegan	P	Matthew Rice	NP	Keith Fallon	NP
Will Smarzewski	NP	Phil Poinelli	NP	Saul Jabbawy	NP
Chase Gibson	NP	Michael Dowhan	P	Jen Soucy	NP

*P=Present, NP= Not Present *=Voting Member*

Approval of Meeting Minutes

- CMSBC meeting minutes from September 8, 15, 22, 29, and October 20.

Motion:	Approve 9/8, 9/15, 9/22, 9/29, and 10/20 CMSBC meeting minutes as presented.
Motioned by	H. Bout
Seconded by	M. Root
Y = approve (12) N = reject Motion carries to approve the meeting minutes unamended by unanimous vote. Note: One member of the CMSBC was not yet present at this point in the meeting.	

Correspondence/Communication

- The CMSBC received 3 emails:
 - One email about photovoltaic scope.
 - One email about construction materials.
 - One email invitation from a local architect to join a speaker series conversation on cognitive architecture.
- Communications Team has been hosting coffee's with the public and doing outreach to specific Town groups to make them aware that public outreach is going on.
- CMSBC will meet with the League of Women Voters on Friday, December 2.
- CMSBC will be posting a page on the Town website advertising the project and detailing the current situation ahead of the Town vote.
- Slides being used for presentations at community outreach events will be posted to the project website.



Concord Middle School Building Committee

Dawn Guarriello, Co-Chairperson

Pat Nelson, Co-Chairperson

Meeting Minutes

Thursday, November 17, 2022

OPM Update

- *Cashflow update:*
 - In the month of November project expenditures, which consisted of Hill, SMMA, and BR+A invoices, were \$466,462. Total expenditures on the project to date total \$5,025,970.
 - Hill will reset the cashflow assumptions once a General Contractor is on board.
- *Schedule recap:*
 - Hill presented an updated executive schedule showing the Town Process milestone dates.
 - Special Town Meeting: January 19, 2023
 - Special Town Election: February 24, 2023
 - Warrant Article Timeline:
 - 90% CD estimate: January 13, 2023
 - Motions posted for Special Town Meeting: January 17, 2023
 - Special Town Meeting: January 19, 2023
 - Special Town Vote: February 24, 2023
 - Warrant Article vs. 60% CD Estimate:
 - Warrant article is for \$110M
 - 60% CD estimate brought total project cost to \$108,379,238
- *Recommendation for Alternates:*
 - Can only have deduct alternates or add alternates.
 - For this project, deduct alternates will be used.
 - Deduct alternates would encompass items included in the scope which could be removed from the scope based on the bid pricing.
 - SMMA noted that the pricing of deduct alternates included in bids will typically be lower than their value because GC's want to include the maximum scope possible.
 - Hill recommended 2 deduct alternates:
 - Deduct Alt 1: Omit field scope (\$1,502,271)
 - Deduct Alt 2: Omit landscaping (\$300,000)
 - CMSBC will have to vote on any acceptable deduct alternates.
 - Hill presented maximum acceptable bids in different scenarios based on the construction estimate value and different funding decisions (bid contingency, deduct alternates).
 - Deduct alternates have to be simplistic by nature.
 - SMMA will have to create two designs. Deduct alternates will be included in the design but essentially a second set needs to be made should the deduct alternates be accepted and removed from the scope.
 - Discussion ensued regarding what items should be on the deduct alternate list.
 - Some members supported the idea that items previously cut from the scope through VM be readded to the scope as deduct alternates so they could stay in the project if the bids came in within budget.
 - Other members expressed concern with adding scope back into the project as deduct alternates given that it would change budget that has to be presented at the 11/17 Finance Committee meeting.

Deduct Alternates	Entertain the method of using deduct alternates to preserve or cut costs and scope if necessary and preserve scope if bids render scope cuts unnecessary.
Motion	Add the wood ceiling and bleachers back into the scope of the project and to the deduct alternates list as the first and second deduct alternates and entertain a list of deduct alternates with the intent of reducing the scope and cost of the project if required.
Motioned by	S. Stasheski
Seconded by	H. Bout
Motion was accepted by a vote of 8 "yes" and 5 "no". The bleachers and wood ceilings will be added back into the project scope and added to a deduct alternates list. The CMSBC will propose ideas for deduct alternates at the next meeting to review.	



Concord Middle School Building Committee

Dawn Guarriello, Co-Chairperson

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Meeting Minutes

Thursday, November 17, 2022

Solar Project Update

- David Wood updated the CMSBC on the Solar Project and the coordination effort with the Concord Middle School Building project.

Design Update

- Hill/SMMA will provide the CMSBC with the VM log of items which could be removed from the project without schedule impact as a baseline for potential items which could be added to the deduct alternates list.

Next Steps / Meeting

- The Town Election may be moved from February 24th to another date in February TBD because 2/24 aligns with school vacation and many families will be away. M. Johnson will bring this up at the 11/28 Select Board meeting.
- The next CMSBC meeting will be held on December 15, 2022 at 7:30AM.

Public Comment

- Town resident C. Reynolds questioned adding scope, stated the intent of the NTE \$110 warrant article was not existing to elevate the project budget and was not intended to allow an increase in scope.
- Town resident T. Marano expressed agreement with the decision to add bleachers and wood ceilings back into the scope as it is important to educational needs of students.
- Town resident D. Banfield supported the concept of exploring different means to manage the budget, but utilize different methods to defer expenses to a later date.
- Town resident W. Kerr agreed with a previous statement by a CMSBC member that the voters have supported a building and the effort to cut a project scope to budget is over-represented on the CMSBC relative to the position of the public.

Adjourn

- Co-Chair D. Guarriello adjourned the meeting at 10:05am.