



Concord Middle School Project

Project Manager Report

January 2023





CONCORD MIDDLE SCHOOL PROJECT

PROJECT MANAGER'S REPORT JANUARY 2023

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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 **January 2023**.

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, the general contractor/subcontractor prequalification process, and the design through the CD phase. Hill and SMMA attended Concord Middle School Building Committee (CMSBC) meetings on January 13th and 26th. Hill scheduled and facilitated weekly Leadership Team meetings on January 3rd, 11th, and 24th and facilitated prequalification committee meetings on January 5th, 12th, 13th, 19th, and 23rd. Hill and SMMA hosted the cost estimate reconciliation meeting on January 10th. Hill attended the January 19th Special Town meeting at the Concord-Carlisle Regional High School. Hill and SMMA also met weekly for design and project coordination meetings.

Milestones

The following milestones were achieved during the month of **January 2023**:

- January 13th CMSBC Meeting: Hill reported on prequalification progress:
 - 50% complete with review and scoring of Filed Sub Bidders through the course of (5) meetings to date.
 - Three additional meetings are planned, including scoring of the General Contractors, to complete the process and generate a final prequalification report by January 24, 2023.
- Hill and SMMA received 90% CD cost estimates from PM&C and AM Fogarty and presented the reconciled 90% CD cost estimate to the committee.
 - The reconciled 90% CD estimate was \$87,420,207 and included a 1% Design and Estimating contingency and 1% escalation.
 - The 90% CD estimate was \$964,527 higher than the 60% CD estimate which is a 1.2% increase.
- Hill reviewed the Cost Analysis for Bid Scenarios with the 90% CD estimate information.
 - The reconciled 90% CD estimate remains within the maximum acceptable bid (not utilizing bid contingency) of \$87,691,850. Both the bid contingency and deduct alternates provide additional cushion for a potential bid overrun.
- On January 19th, the Town of Concord held a Special Town meeting to vote to move items on the warrant article to a Town Ballot. Article 5 at the Special Town meeting was the allocation of \$7.2M in additional funding for the Concord Middle School project. The vote passed by an overwhelming majority and will go to the Town Vote by ballot on February 16th to formally approve the debt authorization of \$7.2M.
- January 26th CMSBC meeting: Hill presented the Prequalification report generated by the Prequalification Committee. The Prequalification Committee recommended prequalifying 78 sub-contractors across 15 filed sub-trades and four (4) general contractors. The Prequalification Committee also recommended disqualifying 10 sub-contractors from six (6) different trades and one (1) general contractor.

Town of Concord

Concord Middle School Project



- The Elevators filed sub-trade was not prequalified for insufficient responsiveness pursuant to M.G.L. c. 149, Section 8. In accordance with M.G.L. 149 Section 44D1/2 and 44D3/4 the Town of Concord will solicit bids for the Elevator trade as an open filed sub-bid.
- The CMSBC voted to accept the recommendation of the Prequalification Committee and begin notifying the prequalified and disqualified contractors of their decision.

Hill presented the updated cost associated with the items on the deduct alternate list:

- Eliminate remaining wood-look ceilings: (\$186,032)
- Remove bleachers in gym: (\$79,190)
- Remove outdoor classroom construction: (\$223,719)
- Reduce landscaping: (\$378,115)
- Remove athletic fields; replace with typical lawn sections: (\$1,640,162)

The CMSBC voted on the order of the deduct alternates which will be incorporated in the Bid Documents:

- 1: Reduce landscaping
- 2: Remove bleachers in gym
- 3: Remove outdoor classroom construction
- 4: Remove athletic fields; replace with typical lawn sections
- 5: Eliminate remaining wood-look ceilings

Milestones projected for the coming months are:

- 100% Bid Documents
- Town Vote to Approve Additional funding
- Bidding Phase

Issues & Challenges

- Current construction market cost conditions remain an ongoing concern despite achieving budget alignment.

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 21 st , 2022 |
| ■ 90% Contract Documents | Completed January 13 th , 2023 |
| ■ Special Town Meeting (Additional Funding) | January 19 th , 2023 |
| ■ Town Vote (Additional Funding) | February 16 th , 2023 |
| ■ 100% Contract Documents | See attached schedule |

Town of Concord

Concord Middle School Project



- | | |
|--|-----------------------|
| ■ 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.

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.

In January 2023, the Town of Concord held a Special Town meeting to vote to move items on the warrant article to a Town Ballot. Article 5 at the Special Town meeting was for the allocation of \$7.2M in additional funding for the Concord Middle School project. The vote passed by an overwhelming majority and will go to the Town Vote by ballot on February 16th to formally approve the debt authorization of \$7.2M. This would bring the total project budget to \$111,516,000 as shown on the budget summary report.

Cash Flow

Total project budget is \$111,516,000.
Total encumbered to date is \$12,862,885.00
Total spent on construction to date is \$0.00.
Total spent to date is \$5,978,202 which is 46% of total encumbered.

Project Team Summary

Awarding Authority	Town of Concord (ToC)
Client	Town of Concord / Concord Public Schools

Town of Concord
Concord Middle School Project



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



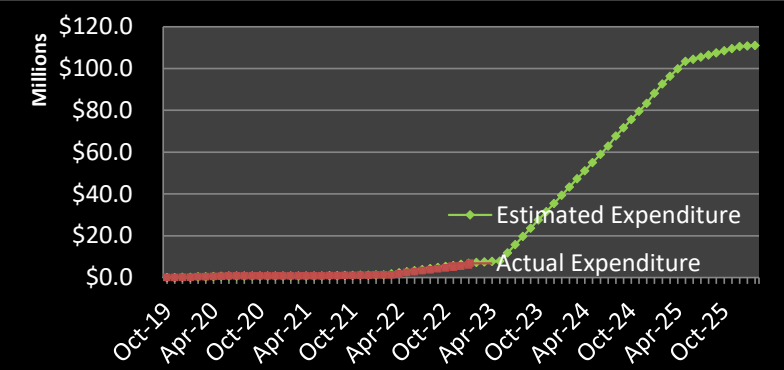
Town of Concord
Concord Middle School
Project Dashboard

January 26, 2023

EXECUTIVE SUMMARY



Project Accomplishments this Month					Current Issues & Areas of Focus				Current Progress Photos	
In January the Prequalification Committee prequalified 82 subs and GCs and disqualified 10 subs and GCs. The CMSBC also voted and approved a specific order for the deduct alternated to be included in the Bid Documents. In January the Town of Concord held a Special Town Meeting to update the public on the Middle School Building Project and held an in-person vote to request \$7,200,000 in additional funding to be reflected on the ballot at the February 16th Town Vote.					Current construction market conditions and uptick in actual escalation. Approving the budget authorization of \$7.2M at a Town Vote					
Projected Major Tasks next Month					Diversity Compliance				Project Cash Flow - Plan vs Actual	
100% Bid Documents Bid Phase					Metric		Target	Actual		
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	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						
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								
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	\$	7,420,207	\$	87,420,207	\$	-	\$	87,420,207
Design Services	\$	8,281,000	\$	936,347	\$	8,937,347	\$	280,000	\$	-
Administrative	\$	4,279,595	\$	485,948	\$	3,925,538	\$	840,005	\$	-
FF&E	\$	2,677,500	\$	(52,500)	\$	2,625,000	\$	-	\$	-
SUBTOTAL	\$	95,238,095	\$	8,790,002	\$	12,862,885	\$	91,165,212	\$	-
Construction Contingency (Hard Cost)	\$	4,000,000	\$	591,197	\$	-	\$	4,591,197	\$	-
Owner's FFE Contingency	\$	-	\$	2,019,312	\$	-	\$	2,019,312	\$	-
Owner's Contingency (Soft Cost)	\$	761,905	\$	115,489	\$	-	\$	877,394	\$	-
SUBTOTAL	\$	4,761,905	\$	2,725,998	\$	-	\$	7,487,903	\$	-
PROJECT TOTAL	\$	100,000,000	\$	11,516,000	\$	12,862,885	\$	98,653,115	\$	-



Scope changes from the Original Scope	
N/A	
Project Budget Transfers	
N/A	



Budget Update



January 26, 2023

Town of Concord
Concord Middle School
Project Budget and Cost Summary



A	C	D	E	F	G	H	I	J	K
		(Bud. Adj. Tab)	(C+D)	(Com. Cost tab)	(E-F)	(Forecast. tab, >G)	(F+G+H)	(Invoice Tab)	(I-J)
	BUDGET			COST				CASH FLOW	
Description	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	\$7,420,207	\$87,420,207	\$0	\$87,420,207	\$0	\$87,420,207	\$0	\$87,420,207
Subtotal	\$80,000,000	\$7,420,207	\$87,420,207	\$0	\$87,420,207	\$0	\$87,420,207	\$0	\$87,420,207
30 Architectural & Engineering									
Designer - Basic Services	\$6,590,600	\$589,400	\$7,180,000	\$7,180,000	\$0	\$0	\$7,180,000	\$3,918,000	\$3,262,000
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	\$5,114,527	\$4,102,819
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	\$454,625	\$3,188,955
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	\$25,396	\$132,914
Subtotal	\$4,279,595	\$485,948	\$4,765,543	\$3,925,538	\$840,005	\$0	\$4,765,543	\$863,675	\$3,901,869



January 26, 2023

Town of Concord
Concord Middle School
Project Budget and Cost Summary



A	C	D	E	F	G	H	I	J	K
		(Bud. Adj. Tab)	(C+D)	(Com. Cost tab)	(E-F)	(Forecast. tab, >G)	(F+G+H)	(Invoice Tab)	(I-J)
	BUDGET			COST				CASH FLOW	
Description	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	\$8,790,002	\$104,028,097	\$12,862,885	\$91,165,212	\$0	\$104,028,097	\$5,978,202	\$98,049,895
70 Project Contingency									
Construction Contingency	\$4,000,000	\$591,197	\$4,591,197		Current Contingency	Potential Risk	Potential Contingency		
Owner's Bid Contingency	\$0	\$2,019,312	\$2,019,312		\$4,591,197	\$0	\$4,591,197		\$4,591,197
Owner's Contingency	\$761,905	\$115,489	\$877,394		\$2,019,312	\$0	\$2,019,312		\$2,019,312
Subtotal	\$4,761,905	\$2,725,998	\$7,487,903		\$877,394	\$0	\$877,394		\$877,394
					\$7,487,903	\$0	\$7,487,903		\$7,487,903
Project Total	\$100,000,000	\$11,516,000	\$111,516,000	\$12,862,885	\$98,653,115	\$0	\$111,516,000	\$5,978,202	\$105,537,798
*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%)	01/12/23	\$87,420,207	142,567	\$613.19					
Finalized GC Contract									

January 26, 2023

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	\$402,048	\$6,313,026	\$5,424,388
	40	Jan-23	\$59,815	\$424,658	\$7,143		\$491,615	\$553,814	\$6,804,641	\$5,978,202
	41	Feb-23	\$54,778	\$424,665	\$7,143		\$486,585	\$0	\$7,291,227	
Bid	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	
Phase 1 (New School)	44	May-23	\$77,588	\$96,200	\$7,143		\$180,931	\$0	\$7,910,069	
	45	Jun-23	\$96,088	\$96,200	\$8,333	\$3,427,074	\$306,367	\$3,934,062	\$0	\$11,844,131
	46	Jul-23	\$97,578	\$96,200	\$8,333	\$3,427,074	\$306,367	\$3,935,552	\$0	\$15,779,683
	47	Aug-23	\$91,838	\$96,200	\$8,333	\$3,427,074	\$306,367	\$3,929,812	\$0	\$19,709,495
	48	Sep-23	\$91,838	\$96,200	\$8,333	\$3,427,074	\$306,367	\$3,929,812	\$0	\$23,639,307
	49	Oct-23	\$91,838	\$96,200	\$8,333	\$3,427,074	\$306,367	\$3,929,812	\$0	\$27,569,119
	50	Nov-23	\$91,838	\$96,200	\$8,333	\$3,427,074	\$306,367	\$3,929,812	\$0	\$31,498,931
	51	Dec-23	\$91,838	\$96,200	\$8,333	\$3,427,074	\$306,367	\$3,929,812	\$0	\$35,428,743
	52	Jan-24	\$91,838	\$96,200	\$8,333	\$3,427,074	\$306,367	\$3,929,812	\$0	\$39,358,555
	53	Feb-24	\$91,838	\$96,200	\$8,333	\$3,427,074	\$306,367	\$3,929,812	\$0	\$43,288,367
	54	Mar-24	\$91,838	\$96,200	\$8,333	\$3,427,074	\$306,367	\$3,929,812	\$0	\$47,218,178
	55	Apr-24	\$91,838	\$96,200	\$8,333	\$3,427,074	\$306,367	\$3,929,812	\$0	\$51,147,990

January 26, 2023

Concord Middle School
Estimated Project Cash Flow



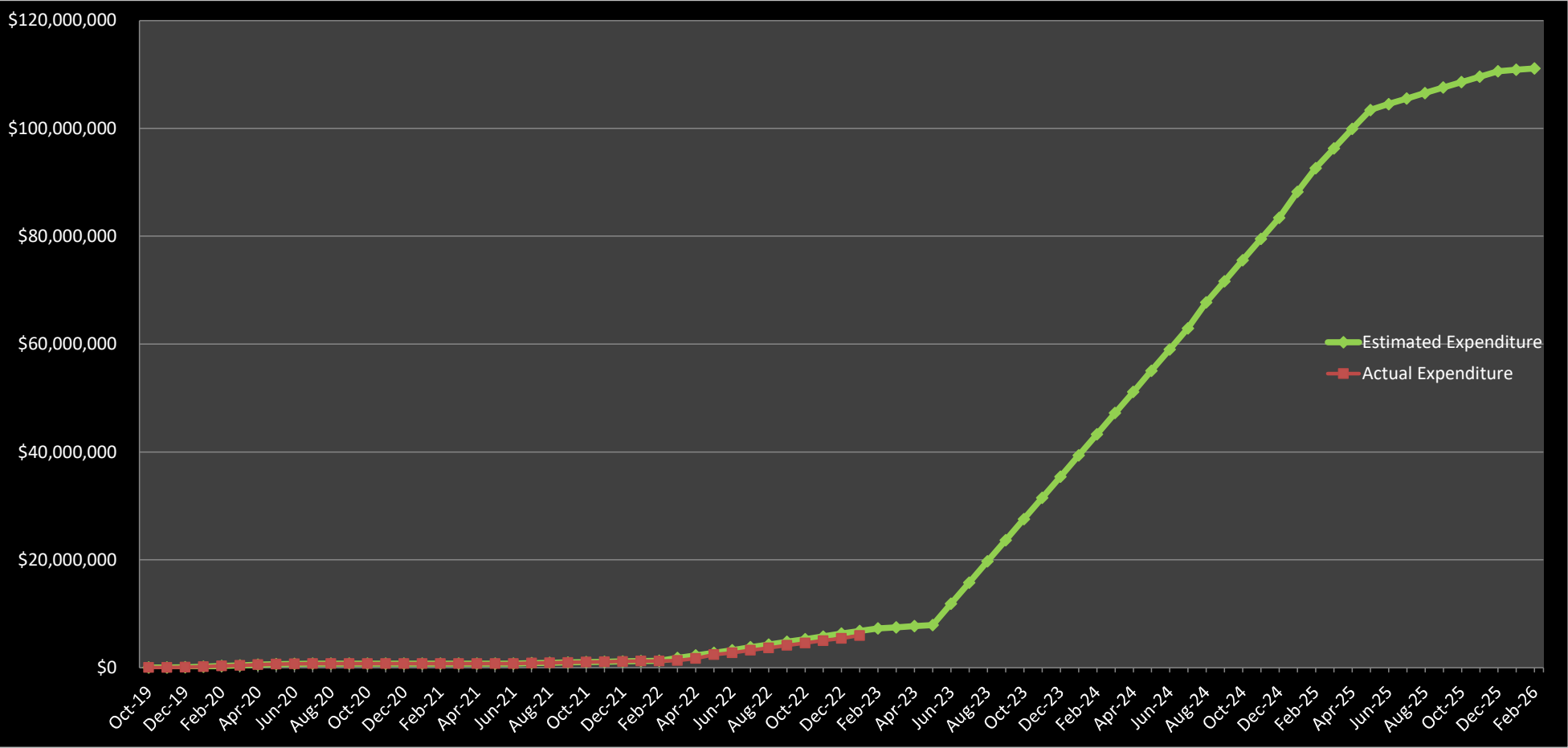
	Month	OPM + Commissioning	Designer & Consultants	FF&E & Misc. Admin.	Construction	Contingency	Estimated Expenditures	Actual Expenditures	Estimated Cumulative Expenditures	Actual Cumulative Expenditures
Construction	56 May-24	\$91,838	\$96,200	\$8,333	\$3,427,074	\$306,367	\$3,929,812	\$0	\$55,077,802	
	57 Jun-24	\$91,838	\$96,200	\$8,333	\$3,427,074	\$306,367	\$3,929,812	\$0	\$59,007,614	
	58 Jul-24	\$91,838	\$96,200	\$8,333	\$3,427,074	\$306,367	\$3,929,812	\$0	\$62,937,426	
	59 Aug-24	\$78,338	\$96,200	\$887,500	\$3,427,074	\$306,367	\$4,795,479	\$0	\$67,732,905	
	60 Sep-24	\$78,338	\$96,200	\$12,500	\$3,427,074	\$306,367	\$3,920,479	\$0	\$71,653,383	
	61 Oct-24	\$78,338	\$96,200	\$12,500	\$3,427,074	\$306,367	\$3,920,479	\$0	\$75,573,862	
	62 Nov-24	\$78,338	\$96,200	\$12,500	\$3,427,074	\$306,367	\$3,920,479	\$0	\$79,494,340	
	63 Dec-24	\$78,338	\$96,200	\$12,500	\$3,427,074	\$306,367	\$3,920,479	\$0	\$83,414,819	
	64 Jan-25	\$78,338	\$96,200	\$887,500	\$3,427,074	\$306,367	\$4,795,479	\$0	\$88,210,298	
	65 Feb-25	\$78,338	\$96,200	\$887,500	\$3,094,687	\$272,669	\$4,429,394	\$0	\$92,639,692	
Phase 2 (Demo & Fields)	66 Mar-25	\$78,338	\$96,200	\$87,500	\$3,094,687	\$272,669	\$3,629,394	\$0	\$96,269,086	
	67 Apr-25	\$78,338	\$96,200	\$87,500	\$3,094,687	\$272,669	\$3,629,394	\$0	\$99,898,480	
	68 May-25	\$78,338	\$57,143	\$12,500	\$3,094,687	\$272,669	\$3,515,337	\$0	\$103,413,817	
	69 Jun-25	\$78,338	\$57,143	\$58,538	\$857,143	\$34,388	\$1,085,550	\$0	\$104,499,366	
	70 Jul-25	\$74,738	\$57,143		\$857,143	\$34,388	\$1,023,412	\$0	\$105,522,778	
	71 Aug-25	\$74,738	\$57,143		\$857,143	\$34,388	\$1,023,412	\$0	\$106,546,190	
	72 Sep-25	\$74,738	\$57,143		\$857,143	\$34,388	\$1,023,412	\$0	\$107,569,601	
	73 Oct-25	\$65,758	\$57,143		\$857,143	\$34,388	\$1,014,432	\$0	\$108,584,033	
	74 Nov-25	\$57,213	\$57,143		\$857,143	\$34,388	\$1,005,887	\$0	\$109,589,919	
	75 Dec-25	\$53,013	\$41,667		\$857,143	\$34,388	\$986,210	\$0	\$110,576,130	
Closeout	76 Jan-26	\$47,705	\$41,667		\$166,667	\$29,180	\$285,218	\$0	\$110,861,348	
	77 Feb-26	\$41,855	\$41,667		\$166,667		\$250,188	\$0	\$111,111,536	
	78 Mar-26	\$38,355	\$41,667		\$166,647		\$246,668	\$0	\$111,358,205	
	79 Apr-26	\$28,407	\$41,667				\$70,074	\$0	\$111,428,278	
	80 May-26	\$25,060	\$41,667				\$66,727	\$0	\$111,495,005	
	81 Jun-26	\$20,995					\$20,995	\$0	\$111,516,000	
	82 Jul-26						\$0	\$0	\$111,516,000	
	83 Aug-26						\$0	\$0	\$111,516,000	
	84 Sep-26						\$0	\$0	\$111,516,000	
	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	\$3,427,074	\$306,367	\$8,589,775			
	Subtotal for FY '23	\$1,107,796	\$1,154,401	\$100,000	\$41,124,887	\$3,676,400	\$47,163,483			
	Subtotal for FY '24	\$953,556	\$1,076,286	\$2,966,871	\$37,225,409	\$3,269,629	\$45,491,752			
	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	\$87,420,207	\$7,487,903	\$111,516,000			



Town of Concord
Concord Middle School
Estimated Project Cash Flow Graph



January 26, 2023





Schedule Update



Concord Middle School
Project Schedule UPDATE
December 12, 2022



ID	Task Name	Duration	Start	Finish	
1	Design & Pre-Construction Phases	945 days	Wed 8/14/19	Wed 5/17/23	33%
2	OPM Selection	15 days	Wed 8/14/19	Wed 9/4/19	100%
7	Designer Selection	62 days	Tue 8/20/19	Mon 11/18/19	100%
21	Feasibility Study	521 days	Tue 11/19/19	Thu 12/16/21	99%
38	Schematic Design	155 days	Thu 5/6/21	Thu 12/16/21	0%
48	Town Actions	77 days	Mon 10/18/21	Fri 2/4/22	0%
60	Design Development	102 days	Mon 2/7/22	Fri 7/1/22	0%
69	Commissioning Agent Selection	126 days	Tue 2/22/22	Fri 8/19/22	0%
84	Construction Documents	164 days	Tue 7/5/22	Mon 2/27/23	0%
85	60% Construction Documents	77 days	Tue 7/5/22	Fri 10/21/22	0%
94	90% Construction Documents	65 days	Thu 10/20/22	Mon 1/23/23	0%
95	90% Construction Documents- Pricing Set	40 days	Thu 10/20/22	Fri 12/16/22	0%
96	Finalize 90% CD Estimate Set	0 days	Fri 12/16/22	Fri 12/16/22	12/16
97	OPM & CxA review 90% CD	10 days	Mon 12/19/22	Fri 12/30/22	0%
98	90% CD Cost Estimate	17 days	Mon 12/19/22	Tue 1/10/23	0%
99	90% CD Cost Reconciliation	3 days	Wed 1/11/23	Fri 1/13/23	0%
100	90% CD submission to CMSBC	0 days	Fri 1/13/23	Fri 1/13/23	1/13
101	Complete 90% CD Report	15 days	Mon 1/2/23	Mon 1/23/23	0%
102	100% Construction Documents	29 days	Tue 1/17/23	Mon 2/27/23	0%

Critical	Split	Finish-only	Baseline Milestone	Manual Summary	Inactive Task
Critical Split	Task Progress	Duration-only	Milestone	Project Summary	Inactive Milestone
Critical Progress	Manual Task	Baseline	Summary Progress	External Tasks	Inactive Summary
Task	Start-only	Baseline Split	Summary	External Milestone	Deadline

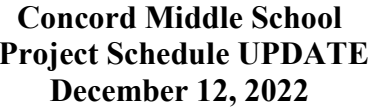


























Concord Middle School
Project Schedule UPDATE
December 12, 2022

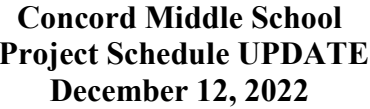


ID	Task Name	Duration	Start	Finish	
103	100% Construction Documents	29 days	Tue 1/17/23	Mon 2/27/23	
104	100% CD Package to CMSBC / Bid Package Complete	0 days	Mon 2/27/23	Mon 2/27/23	
105	Permitting	201 days	Mon 8/1/22	Wed 5/17/23	
106	ZBA Plan Review & Approval	95 days	Mon 8/1/22	Thu 12/15/22	
107	Submit plans for review (i) Site Plan Review (ii) Special Permit for Ground Water Conservancy (iii) Building Height Waiver	0 days	Mon 8/1/22	Mon 8/1/22	
108	Plan Review by DPW / Engineering / Water / CMLP / ZBA / Planning Board	31 days	Mon 8/1/22	Tue 9/13/22	
109	Planning Board Meeting Date	0 days	Tue 9/13/22	Tue 9/13/22	
110	ZBA Meeting Date	0 days	Mon 11/14/22	Mon 11/14/22	
111	Special Permit Recommendations to ZBA from Planning Board	0 days	Mon 11/14/22	Mon 11/14/22	
112	ZBA - 20 Day Appeal (Filed by Town Clerk)	20 days	Thu 11/17/22	Thu 12/15/22	
113	ZBA Issues Approval & Order of Conditions	0 days	Thu 12/15/22	Thu 12/15/22	
114	Tree Protection and Removal Permit by Planning Board	35 days	Tue 2/28/23	Tue 4/18/23	
115	Septic System Approval by Health Division	84 days	Wed 9/7/22	Thu 1/5/23	
116	Building Permit	10 days	Thu 5/4/23	Wed 5/17/23	
117	GC Submit Application/Plan Review by Town	10 days	Thu 5/4/23	Wed 5/17/23	
118	GC pulls Building Permit (Upon Contract Award / Issuance of NTP)	0 days	Wed 5/17/23	Wed 5/17/23	
119	Town Process	85 days	Mon 10/17/22	Thu 2/16/23	
120	Open Warrant	0 days	Mon 10/17/22	Mon 10/17/22	

Critical	Split	Finish-only	Baseline Milestone	Manual Summary	Inactive Task
Critical Split	Task Progress	Duration-only	Milestone	Project Summary	Inactive Milestone
Critical Progress	Manual Task	Baseline	Summary Progress	External Tasks	Inactive Summary
Task	Start-only	Baseline Split	Summary	External Milestone	Deadline



Critical		Split		Finish-only		Baseline Milestone		Manual Summary		Inactive Task	
Critical Split		Task Progress		Duration-only		Milestone		Project Summary		Inactive Milestone	
Critical Progress		Manual Task		Baseline		Summary Progress		External Tasks		Inactive Summary	
Task		Start-only		Baseline Split		Summary		External Milestone		Deadline	



Critical		Split		Finish-only		Baseline Milestone		Manual Summary		Inactive Task	
Critical Split		Task Progress		Duration-only		Milestone		Project Summary		Inactive Milestone	
Critical Progress		Manual Task		Baseline		Summary Progress		External Tasks		Inactive Summary	
Task		Start-only		Baseline Split		Summary		External Milestone		Deadline	



Concord Middle School
Project Schedule UPDATE
December 12, 2022



ID	Task Name	Duration	Start	Finish	
159	Fields Ready for Use	0 days	Tue 9/1/26	Tue 9/1/26	

Critical

Critical Split

Critical Progress

Task

Split

Task Progress

Manual Task

Start-only

Finish-only

Duration-only

Baseline

Baseline Split

Baseline Milestone

Milestone

Summary Progress

Summary

Manual Summary

Project Summary

External Tasks

External Milestone

Inactive Task

Inactive Milestone

Inactive Summary

Deadline



90% CD Cost Estimate

1/12/23



	Sub-total incl. Escalation & Design Cont		\$78,959,517	\$553.84 /sf
	General Conditions - Main Building	20mo	\$2,700,000	\$18.94 /sf
	General Conditions - Demo + Sitework	7mo	\$455,000	\$3.19 /sf
	General Requirements	2.00%	\$1,579,191	\$11.08 /sf
	Bonds	1.00%	\$749,864	\$5.26 /sf
	Insurance	1.00%	\$844,436	\$5.92 /sf
	Permit	N/A	\$0	\$0.00 /sf
	Overhead & Profit	2.50%	\$2,132,200	\$14.96 /sf
	Total Estimated Construction Cost		\$87,420,207	\$613.19 /sf

	\$78,456,739	\$550.31 /sf
20mo	\$2,700,000	\$18.94 /sf
7mo	\$455,000	\$3.19 /sf
2.00%	\$1,569,135	\$11.01 /sf
1.00%	\$784,567	\$5.50 /sf
1.00%	\$839,654	\$5.89 /sf
N/A	\$0	\$0.00 /sf
2.50%	\$2,120,127	\$14.87 /sf
	\$86,925,222	\$609.71 /sf

	\$79,462,295	\$557.37 /sf	(\$1,005,556)
20mo	\$2,700,000	\$18.94 /sf	\$0
7mo	\$455,000	\$0.00 /sf	\$0
2.00%	\$1,589,246	\$11.15 /sf	(\$20,111)
0.90%	\$715,161	\$5.02 /sf	\$69,406
1.00%	\$849,217	\$5.96 /sf	(\$9,563)
N/A	\$0	\$0.00 /sf	\$0
2.50%	\$2,144,273	\$15.04 /sf	(\$24,146)
	\$87,915,192	\$616.66 /sf	(\$989,970)

- 1.) Variance of \$989,970 between the two estimates is under 2%, which is an acceptable standard.
- 2.) Other FF&E has been included in the total project budget under soft costs for non-fixed equipment and furniture.
- 3.) Construction hard costs include security scope. Technology scope has been included in the total project budget under soft costs.
- 4.) Existing building demolition assumes 89,271 SF for main structure and 5,848 SF for the modular units.
- 5.) Hazardous materials abatement is per the Nobis environmental survey and report.
- 6.) Both AM Fogarty and PM&C carried 1% escalation.
- 7.) Duration of Phase 1 work assumes (20) months for General Conditions.
- 8.) Assumes permit fees waived.

Concord Middle School
90% CD AND 60% CD COST ESTIMATE COMPARISON

1/12/23



		142,567. sf	90% CD RECONCILED VALUE			142,513. sf	60% CD RECONCILED VALUE			DELTA
					Cost/SF				Cost/SF	90% CD - 60% CD
NEW BUILDING				142,567	SF			142,513	SF	
A	Substructure									\$66,531
A10	Foundations									
	A1010 Standard Foundations			\$2,838,041	\$19.91 /sf			\$2,844,603	\$19.96 /sf	(\$6,562)
	A1020 Special Foundations			\$0	\$0.00 /sf			\$0	\$0.00 /sf	\$0
	A1030 Lowest Floor Construction			\$1,476,991	\$10.36 /sf			\$1,403,898	\$9.85 /sf	\$73,093
A20	Basement Construction									
	A2010 Basement Excavation			\$0	\$0.00 /sf			\$0	\$0.00 /sf	\$0
	A2020 Basement Walls			\$0	\$0.00 /sf			\$0	\$0.00 /sf	\$0
B	Shell									\$458,684
B10	Superstructure									
	B1010 Floor Construction			\$4,481,778	\$31.44 /sf			\$4,321,433	\$30.32 /sf	\$160,346
	B1020 Roof Construction			\$3,201,127	\$22.45 /sf			\$3,089,596	\$21.68 /sf	\$111,531
B20	Exterior Enclosure									\$0
	B2010 Exterior Walls			\$5,399,607	\$37.87 /sf			\$5,304,967	\$37.22 /sf	\$94,640
	B2020 Windows			\$2,838,911	\$19.91 /sf			\$2,806,408	\$19.69 /sf	\$32,503
	B2030 Exterior Doors			\$151,800	\$1.06 /sf			\$147,646	\$1.04 /sf	\$4,155
B30	Roofing									\$0
	B3010 Roof Coverings			\$3,115,951	\$21.86 /sf			\$3,073,401	\$21.57 /sf	\$42,550
	B3020 Roof Openings			\$107,498	\$0.75 /sf			\$94,538	\$0.66 /sf	\$12,960
C	Interiors									\$295,436
C10	Interior Construction									
	C1010 Partitions			\$4,401,712	\$30.87 /sf			\$4,280,997	\$30.04 /sf	\$120,715
	C1020 Interior Doors			\$1,148,477	\$8.06 /sf			\$1,051,302	\$7.38 /sf	\$97,175
	C1030 Specialties/Millwork			\$1,494,558	\$10.48 /sf			\$1,537,734	\$10.79 /sf	(\$43,176)
C20	Stairs									\$0
	C2010 Stair Construction			\$347,750	\$2.44 /sf			\$340,000	\$2.39 /sf	\$7,750
	C2020 Stair Finishes			\$43,273	\$0.30 /sf			\$43,273	\$0.30 /sf	\$0
C30	Interior Finishes									\$0
	C3010 Wall Finishes			\$1,718,137	\$12.05 /sf			\$1,762,317	\$12.37 /sf	(\$44,181)
	C3020 Floor Finishes			\$1,336,662	\$9.38 /sf			\$1,274,737	\$8.94 /sf	\$61,925
	C3030 Ceiling Finishes			\$1,920,496	\$13.47 /sf			\$1,825,269	\$12.81 /sf	\$95,228
D	Services									\$2,242,658
D10	Conveying									
	D1010 Elevators			\$237,400	\$1.67 /sf			\$232,900	\$1.63 /sf	\$4,500
D20	Plumbing									
	D20 Plumbing			\$3,805,340	\$26.69 /sf			\$3,114,983	\$21.86 /sf	\$690,358
D30	HVAC									
	D30 HVAC			\$8,876,428	\$62.26 /sf			\$8,493,402	\$59.60 /sf	\$383,027
D40	Fire Protection									
	D40 Fire Protection			\$1,101,676	\$7.73 /sf			\$1,054,858	\$7.40 /sf	\$46,818
D50	Electrical									
	D50 Electrical			\$8,894,348	\$62.39 /sf			\$7,776,392	\$54.57 /sf	\$1,117,956
E	Equipment & Furnishings									\$107,600
E10	Equipment									
	E10 General			\$1,915,982	\$13.44 /sf			\$1,824,912	\$12.81 /sf	\$91,070
E20	Furnishings									
	E2010 Fixed Furnishings			\$1,555,319	\$10.91 /sf			\$1,538,789	\$10.80 /sf	\$16,530
F	Special Construction & Hazmat Removals									\$8,074
F10	Special Construction									
	F1010 Special Construction			\$0	\$0.00 /sf			\$0	\$0.00 /sf	\$0
F20	Building Demolition									
	F2010 Building Elements Demolition			\$706,613	\$4.96 /sf			\$698,539	\$4.90 /sf	\$8,074
	F2020 Hazardous Components Abatement			\$1,010,444	\$7.09 /sf			\$1,010,444	\$7.09 /sf	\$0
	Sub-total for above trade work			\$64,126,314	\$449.80 /sf			\$60,947,331	\$427.66 /sf	\$3,178,983
G	Sitework									\$1,006,778
G 10	Site Preparation			\$2,902,722	\$20.36 /sf			\$2,861,151	\$20.08 /sf	\$41,572
G 20	Site Improvements			\$6,915,885	\$48.51 /sf			\$6,206,046	\$43.55 /sf	\$709,839
G 30	Utilities			\$2,643,534	\$18.54 /sf			\$2,404,146	\$16.87 /sf	\$239,388
G 40	Site Electric			\$815,249	\$5.72 /sf			\$799,269	\$5.61 /sf	\$15,981
	Sub-total incl. Sitework & Demo			\$77,403,703	\$542.93 /sf			\$73,217,942	\$513.76 /sf	\$4,185,761
	Markups									
	Escalation	1.0%		\$781,777	\$5.48 /sf	3.5%		\$2,639,669	\$18.52 /sf	(\$1,857,892)
	Design and Estimating Contingency	1.0%		\$774,037	\$5.43 /sf	3.0%		\$2,196,673	\$15.41 /sf	(\$1,422,636)
	Sub-total incl. Escalation & Design Cont			\$78,959,517	\$553.84 /sf			\$78,054,284	\$547.70 /sf	\$905,233
	General Conditions - Main Building	20mo		\$2,700,000	\$18.94 /sf	24mo		\$2,700,000	\$18.95 /sf	\$0
	General Conditions - Demo + Sitework	7mo		\$455,000	\$3.19 /sf	7mo		\$455,000	\$3.19 /sf	\$0
	General Requirements	2.00%		\$1,579,191	\$11.08 /sf	2.00%		\$1,561,176	\$10.95 /sf	\$18,015
	Bonds	1.00%		\$749,864	\$5.26 /sf	1.00%		\$741,273	\$5.20 /sf	\$8,591
	Insurance	1.00%		\$844,436	\$5.92 /sf	1.00%		\$835,163	\$5.86 /sf	\$9,273
	Permit	N/A		\$0	\$0.00 /sf	N/A		\$0	\$0.00 /sf	\$0
	Overhead & Profit	2.50%		\$2,132,200	\$14.96 /sf	2.50%		\$2,108,785	\$14.80 /sf	\$23,415
	Total Estimated Construction Cost			\$87,420,207	\$613.19 /sf			\$86,455,680	\$606.65 /sf	\$964,527



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	

September 2022 Design Development Estimate + VM	
Description	DD Estimate Projection
20 Construction	
Design Development Reconciled Estimate	\$86,105,312
VM Accepted 8/4 thru 9/22 SBC Meetings	-\$1,879,261
DD Construction Estimate w/ VM Accepted	\$84,226,051
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)	\$4,211,303
Owner's Contingency (5% Soft Costs)	\$761,204
Subtotal	\$4,972,507
Sub-Total	\$104,422,638
Owner's Bid Contingency	\$2,019,312
Total	\$106,441,949
Note: **	

November 2022 60% CD Estimate + VM	
Description	60% CD Estimate Projection
20 Construction	
60% CD Reconciled Estimate	\$86,455,680
VM Accepted 10/27 SBC Meeting (Revised 11/17 SBC Mtg)	-\$110,931
60% CD Construction Estimate	\$86,344,749
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)	\$4,317,237
Owner's Contingency (5% Soft Costs)	\$761,204
Subtotal	\$5,078,441
Sub-Total	\$106,647,270
Owner's Bid Contingency	\$2,019,312
Total	\$108,666,582
Note: **	

January 2023 90% CD Estimate CURRENT COST	
Description	60% CD Estimate Projection
20 Construction	
90% CD Reconciled Estimate	\$87,420,207
N/A	\$0
90% CD Construction Estimate	\$87,420,207
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)	\$4,371,010
Owner's Contingency (5% Soft Costs)	\$761,204
Subtotal	\$5,132,214
Sub-Total	\$107,776,501
Owner's Bid Contingency	\$2,019,312
Total	\$109,795,813
Note: **	

Cost Analysis for Bid Scenarios

Current Cost @ 90% Estimate
\$87,420,207

	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



Prequalification Report

Concord Middle School

Prequalification Review Committee Report

January 24, 2023

OVERVIEW

The following is a Summary Report of the proceedings of the Concord Middle School Prequalification Committee. This document contains a chronology of the activities of the committee, the evaluation and corresponding point values for each section of the evaluation, and a listing of candidates by status of either prequalified or disqualified.

In accordance with MGL Chapter 149 Section 44D, The Prequalification Committee published a Request for Qualifications from contractor firms interested in bidding on Concord Middle School Project.

Upon receipt, these applications were reviewed and evaluated by The Committee. As outlined by the regulations, only those applicants receiving a minimum score of 70 shall be prequalified and be invited to bid on the Project. The following is a chronology of this process.

CHRONOLOGY

Review Committee Appointed by Building Committee Leadership	10/19/2022
Review Committee Kickoff Meeting #1 <ul style="list-style-type: none">Reviewed the RFQ structure, process and established and agreed on scoring for GC and filed sub-bid divisions qualifications in accordance with M.G.L. c. 149, § 44D½.	10/25/2022
RFQs Posted on Central Register and in Local Papers	11/2/2022
SOQs due <ul style="list-style-type: none">SOQs received for all Filed sub-bid divisions except elevator.Insufficient number of SOQs received in Elevators. These were determined to need to be readvertised.	12/5/2022
Review Committee Meeting. #2 <p>The Review Committee met and reviewed the following divisions:</p> <ul style="list-style-type: none">Review process for review and scoring SOQs.Review list of contractors submitting SOQs.Agree on who will review and score which divisions.Agree on meeting date(s)	12/12/2022
Readvertised Elevator SOQs Due <ul style="list-style-type: none">Received one (1) SOQ for Elevators.Hill notified the one respondent that they are not prequalified, and that Elevators will be an open bid as part of the bid process to take place starting in March 2023.	1/5/2023
Meeting #3 – Prequalification Review Session #1 <p>The Review Committee met and reviewed the following divisions:</p> <ul style="list-style-type: none">Misc. and Ornamental IronTileWaterproofingResilient FlooringPainting	1/5/2023

Concord Middle School

Prequalification Review Committee Report

<i>Meeting #4 – Prequalification Review Session</i> The Review Committee met and reviewed the following divisions: <ul style="list-style-type: none"> • Electrical • HVAC • Plumbing • Fire Protection 	1/12/2023
<i>Meeting #5 - Prequalification Review Session</i> The Review Committee met and reviewed the following divisions: <ul style="list-style-type: none"> • Masonry • Roofing 	1/13/2023
<i>Meeting #6 - Prequalification Review Session</i> The Review Committee met and reviewed the following divisions: <ul style="list-style-type: none"> • GCs • Metal Windows • Glass & Glazing • Acoustic Ceiling Tile 	1/19/2023
<i>Meeting #7 – Final Prequalification Committee Votes and Recommendations</i> The Review Committee met to review and vote to accept results of committee findings for each prequalification candidate. Hill used this information to construct this summary report.	1/23/2023
<i>Final Report drafted</i>	1/24/2023
<i>Recommendation to Building Committee</i> Hill International will provide an overview of the process, timeline and recommendations of the Review Committee, as well as a confidential list of both prequalified and disqualified candidates.	1/26/2023
<i>Post on Central Register & Concord Town House</i>	By 1/31/2023
<i>Notifications to all Candidates</i> Hill International will notify all candidates of prequalification status.	By 1/31/2023

STATEMENT OF QUALIFICATIONS EVALUATION CRITERIA

The following are the evaluation procedures and point values employed to complete the review and scoring of statements of qualifications submitted for general contractors and subcontractors.

Concord Middle School

Prequalification Review Committee Report

GENERAL CONTRACTORS

EVALUATION PROCEDURE ¹		
<p>As set forth herein and in accordance with M.G.L. c. 149, § 44D½ and 810 CMR 9.00, the Awarding Authority has established a <i>Prequalification Committee</i> for the purpose of reviewing and evaluating responses to this <i>RFQ</i>. The <i>Prequalification Committee</i> shall evaluate interested General Contractors based on the evaluation criteria set forth herein and assign points for each evaluation criterion category and subcategory provided herein. The <i>Prequalification Committee</i> shall prepare a written evaluation score form for each respondent General Contractor that provides a composite point rating and a specific point rating for each of the evaluation criterion set forth in M.G.L. c. 149 and herein. The <i>Prequalification Committee</i> shall only prequalify those General Contractor firms that have achieved the minimum points required in each category set forth herein <u>and</u> a minimum total score of seventy (70) points.</p> <p>Only General Contractor firms achieving the minimum score required in each evaluation category set forth herein, as well as a minimum total score of seventy (70) points overall shall be prequalified and invited to submit bids consistent with M.G.L. c. 149, § 44E. An interested General Contractor’s score shall be made available to the General Contractor upon request.</p> <p>The decision of the <i>Prequalification Committee</i> shall be final and shall not be subject to appeal except on grounds of fraud or collusion.</p>		
CRITERIA FOR PREQUALIFICATION		
<p>SOQs must be submitted on the GC RFQ Form 2 attached hereto. Interested General Contractors submitting an SOQ and supporting information in any other form will not be prequalified. The Prequalification Committee shall review and evaluate the information submitted by interested General Contractors in accordance with the statutory point scheme set forth in M.G.L. c. 149, § 44D½. Also, in accordance with § 44D½, the RFQ shall set forth the available points for each evaluation sub-category in order to provide interested General Contractors prior notice of the points available in each sub-category.</p>		
Area	Criteria	Points Available
Mandatory Requirements		
Bonding Capacity:	Interested Subcontractors must provide a commitment letter (from a surety company licensed to do business in the Commonwealth of Massachusetts and whose name appears on the United States Treasury Department Circular 570) for payment and performance bonds in an amount equal to or greater than one hundred percent (100%) of the estimated construction cost for the subtrade that the Subcontractor is seeking prequalification as set forth in <i>Section I</i> .	no points assigned
DCAMM Certification:	Interested Subcontractors must provide a currently valid <i>Certificate of Eligibility</i> issued by DCAMM to the Subcontractor pursuant to M.G.L. c. 149, § 44D.	
DCAMM Update Statement:	Interested Subcontractors must provide a current and completed Update Statement prepared by the interested Subcontractor	
Management Experience		
50 points available in this category; minimum of 25 points required in this category for prequalification approval.		
Business Owners:	Provide the name, title, including a detailed description of the role and job responsibilities, scope of work, and numbers of years with the firm for each of the business owner(s) of the firm. If the respondent Subcontractor is a partnership; <u>YOU MUST</u> provide the requested information for each general and limited partner. If the respondent Subcontractor is a corporation or limited	1 point available

¹ Information extracted from the Original RFQ release for General Contractors

Concord Middle School

Prequalification Review Committee Report

	liability company, <u>YOU MUST</u> provide the requested information for each officer, director, and/or member.	
Management Personnel:	Provide the name, title, including a detailed description of the role and job responsibilities, the scope of work, education, construction experience, years with the firm, and a list of all projects completed for all management personnel who will have any direct or indirect responsibility for the Project, including but not limited to project executives, project managers, field superintendents, and field engineers.	6 points available
Similar Project Experience:	Provide the project name(s) and location, owner, description, a detailed scope of work, original contract sum, final contract sum, with explanation, for that scope of work only and date of completion for each and every similar project undertaken by the firm in the last five (5) years. Joint ventures must provide similar project experience for each individual joint venture partner. For purposes of this RFQ, “similar projects” shall mean projects where: 1) the respondent was a Filed Sub bidder, Trade Contractor or subcontractor, preferably on a public building construction project in Massachusetts; 2) the respondent’s subcontract was for a similar dollar value as the work of its trade as stated in Section 1B of this RFQ; and 3) where the project was of similar size, scope and complexity as this Project. If specific criteria are required for a Trade such as prior experience, make sure those criteria are met and described by the projects listed. <u>Incomplete or inaccurate information will effect points assigned in these criteria.</u>	20 points available
Terminations:	Provide a list of any projects on which the firm was the Subcontractor and was terminated, held in default or failed to complete the work. Include the name of the project, the timeframe of the project, and circumstances surrounding the termination or default. (Note: Awarding Authority may elect to limit reporting time period.)	3 points available
Legal Proceedings:	Provide information regarding each and every legal proceeding, administrative proceeding, and arbitration <u>pending</u> against the Subcontractor. In addition, provide information regarding each and every legal proceeding, administrative proceeding, or arbitration which did not conclude with a judgment or decision completely favorable to the Subcontractor within the past five (5) years, which relate to the procurement or performance of any public or private construction contract.	10 points available
Safety Record:	Provide the three (3) years history of the General Contractor’s workers’ compensation experience modifier. In addition, provide documentation from the General Contractor’s insurance carrier supporting the rating history provided.	8 points available
MBE/WBE	MBE/WBE and Workforce Compliance Record Interested General Contractors MUST COMPLETE Schedule G and provide copies of documents providing evidence of the firm’s compliance record with respect to Minority Business Enterprise and Women’s Business Enterprise participation goals and workforce inclusion goals for each and every project completed that had a contractual MBE/WBE participation goal or minority and women workforce goals as set forth in Section VI(C)(1)(g) of Part One, The RFQ for this project. In addition, interested General Contractors <u>MUST ATTACH</u> documentation supporting the actual participation and inclusion amounts reported in Schedule G .	2 points available

Concord Middle School

Prequalification Review Committee Report

References		
30 points available in this category; minimum of 15 points required in this category for prequalification approval.		
Project References:	Provide reference information for owners and architects for each and every project listed in your response to Section VI(C)(1)(c). Information provided shall at least include the project name and the names of the owners and architects, with current address, current telephone, and fax numbers, and contact person with an email address for each. Note: The Prequalification Committee may also consider project reference information and project evaluations obtained from the Update Statement, DCAMM's certification files, and information provided in response to Subsection 2(c) herein. <u>Incomplete or inaccurate information will effect points assigned in these criteria.</u>	24 points available
Credit References:	Provide a minimum of <u>three (3) credit letters of credit reference; one of which must be from a financial institution.</u> Letters must include telephone number and email of a contact person from key suppliers, vendors, and banks. <u>Incomplete or inaccurate information will effect points assigned in these criteria.</u>	3 points available
Public Project Record:	Provide a list of all public building construction projects (as defined by M.G.L. c. 149, § 44A) in which the Subcontractor has participated during the past three (3) years with the project name, the scope of work, contract value, start date, completion date, the status of the project, owner's name (including address, telephone number, and contact person name and <u>current email address</u>) and architect's name (including address, telephone number, and contact person name and <u>current email address</u>). <u>Incomplete or inaccurate information will effect points assigned in these criteria.</u>	3 points available
Capacity to Complete Projects		
20 points available in this category; minimum of 10 points required in this category for prequalification approval.		
Audited Financial Statements	Submit an audited financial statement for the most recent fiscal year. The financial information submitted shall remain confidential and shall not be a public record.	10 points
Revenue Under Contract:	Submit revenue under contract for the next three (3) years. (2022, 2023, 2024)	10 points

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Concord Middle School

Prequalification Review Committee Report

SUBCONTRACTORS

EVALUATION PROCEDURE ²		
<p>As set forth herein and in accordance with M.G.L. c. 149, § 44D¾ and 810 CMR 9.00, the Awarding Authority has established a <i>Prequalification Committee</i> for the purpose of reviewing and evaluating responses to this RFQ. The <i>Prequalification Committee</i> shall evaluate interested Subcontractors based on the evaluation criteria set forth herein and assign points for each evaluation criterion category and subcategory provided herein. The <i>Prequalification Committee</i> shall prepare a written evaluation score form for each respondent Subcontractor that provides a composite point rating and a specific point rating for each of the evaluation criteria outlined in M.G.L. c. 149 and herein. The <i>Prequalification Committee</i> shall only prequalify those Subcontractor firms that have achieved the minimum points required in each category set forth herein <u>and</u> a minimum total score of seventy (70) points.</p> <p><i>Only Subcontractor firms achieving the minimum score required in each evaluation category set forth herein, as well as a minimum total score of seventy (70) points overall shall be prequalified and invited to submit bids consistent with M.G.L. c. 149, § 44F. An interested Subcontractor's score shall be made available to the Subcontractor upon request.</i></p> <p>The decision of the <i>Prequalification Committee</i> shall be final and shall not be subject to appeal except on grounds of fraud or collusion.</p>		
CRITERIA FOR PREQUALIFICATION		
<p>SOQs must be submitted on the <i>Sub RFQ Form 2</i> attached hereto. Interested Subcontractors submitting an SOQ and supporting information in any other form will not be prequalified. The <i>Prequalification Committee</i> shall review and evaluate the information submitted by interested Subcontractors in accordance with the statutory point scheme outlined in M.G.L. c. 149, § 44D¾. Also, in accordance with § 44D¾, the RFQ shall set forth the available points for each evaluation sub-category to provide interested Subcontractors prior notice of the points available in each sub-category. <u>Incomplete or inaccurate information will effect points assigned in these criteria.</u></p>		
Area	Criteria	Points Available
Mandatory Requirements		
SOQs missing any of these three documents will be automatically disqualified.		
Bonding Capacity:	Interested Subcontractors must provide a commitment letter (from a surety company licensed to do business in the Commonwealth of Massachusetts and whose name appears on the United States Treasury Department Circular 570) for payment and performance bonds in an amount equal to or greater than one hundred percent (100%) of the estimated construction cost for the subtrade that the Subcontractor is seeking prequalification as set forth in <i>Section I</i> .	no points assigned
DCAMM Certification:	Interested Subcontractors must provide a currently valid <i>Certificate of Eligibility</i> issued by DCAMM to the Subcontractor pursuant to M.G.L. c. 149, § 44D.	
DCAMM Update Statement:	Interested Subcontractors must provide a current and completed Update Statement prepared by the interested Subcontractor	

² Information extracted from the Original RFQ release for Subcontractors

Concord Middle School

Prequalification Review Committee Report

Management Experience		
50 points available in this category; minimum of 25 points required in this category for prequalification approval		
Business Owners:	Provide the name, title, including a detailed description of the role and job responsibilities, scope of work, and numbers of years with the firm for each of the business owner(s) of the firm. If the respondent Subcontractor is a partnership; <u>YOU MUST</u> provide the requested information for each general and limited partner. If the respondent Subcontractor is a corporation or limited liability company, <u>YOU MUST</u> provide the requested information for each officer, director, and/or member.	1 point available
Management Personnel:	Provide the name, title, including a detailed description of the role and job responsibilities, the scope of work, education, construction experience, years with the firm, and a list of all projects completed for all management personnel who will have any direct or indirect responsibility for the Project, including but not limited to project executives, project managers, field superintendents, and field engineers.	6 points available
Similar Project Experience:	Provide the project name(s) and location, owner, description, a detailed scope of work, original contract sum, final contract sum, with explanation, for that scope of work only and date of completion for each and every similar project undertaken by the firm in the last five (5) years. Joint ventures must provide similar project experience for each individual joint venture partner. For purposes of this RFQ, “similar projects” shall mean projects where: 1) the respondent was a Filed Sub bidder, Trade Contractor or subcontractor, preferably on a public building construction project in Massachusetts; 2) the respondent’s subcontract was for a similar dollar value as the work of its trade as stated in Section 1B of this RFQ; and 3) where the project was of similar size, scope and complexity as this Project. If specific criteria are required for a Trade such as prior experience, make sure those criteria are met and described by the projects listed. <u>Incomplete or inaccurate information will effect points assigned in these criteria.</u>	20 points available
Terminations:	Provide a list of any projects on which the firm was the Subcontractor and was terminated, held in default or failed to complete the work. Include the name of the project, the timeframe of the project, and circumstances surrounding the termination or default. (Note: Awarding Authority may elect to limit reporting time period.)	3 points available
Legal Proceedings:	Provide information regarding each and every legal proceeding, administrative proceeding, and arbitration <u>pending</u> against the Subcontractor. In addition, provide information regarding each and every legal proceeding, administrative proceeding, or arbitration which did not conclude with a judgment or decision completely favorable to the Subcontractor within the past five (5) years, which relate to the procurement or performance of any public or private construction contract.	10 points available
Safety Record:	Provide the three (3) years history of the Subcontractor’s workers’ compensation experience modifier. In addition, provide documentation from the Subcontractor’s insurance carrier supporting the rating history provided.	10 points available

Concord Middle School

Prequalification Review Committee Report

References		
30 points available in this category; minimum of 15 points required in this category for prequalification approval.		
Project References:	<p>Provide reference information for owners and architects for each and every project listed in your response to Section VI(C)(1)(c). Information provided shall at least include the project name and the names of the owners and architects, with current address, current telephone, and fax numbers, and contact person with an email address for each.</p> <p>Note: The Prequalification Committee may also consider project reference information and project evaluations obtained from the Update Statement, DCAMM's certification files, and information provided in response to Subsection 2(c) herein. <u>Incomplete or inaccurate information will effect points assigned in these criteria.</u></p>	24 points available

Concord Middle School Prequalification Review Committee Report

Credit References:	Provide a minimum of <u>three (3) credit letters of credit reference; one of which must be from a financial institution.</u> Letters must include telephone number and email of a contact person from key suppliers, vendors, and banks. <u>Incomplete or inaccurate information will effect points assigned in these criteria.</u>	3 points available
Public Project Record:	Provide a list of all public building construction projects (as defined by M.G.L. c. 149, § 44A) in which the Subcontractor has participated during the past three (3) years with the project name, the scope of work, contract value, start date, completion date, the status of the project, owner's name (including address, telephone number, and contact person name and <u>current email address</u>) and architect's name (including address, telephone number, and contact person name and <u>current email address</u>). <u>Incomplete or inaccurate information will effect points assigned in these criteria.</u>	3 points available
Capacity to Complete Projects 20 points available in this category; minimum of 10 points required in this category for prequalification approval.		
Area	Criteria	Points Available
Prior Revenue:	Submit the prior annual revenue for the <u>last</u> three (3) fiscal years (2019, 2022, 2021).	10 points
Revenue Under Contract:	Submit revenue under contract for the next three (3) years. (2022, 2023, 2024)	10 points

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Concord Middle School

Prequalification Review Committee Report

LIST OF PREQUALIFIED CONTRACTORS

In accordance with the model established by MGL Chapter 149 Section 44D, firms receiving at least the minimum points required in each category and an overall minimum score of 70 points shall be prequalified to bid. Based on the tallies of points assigned by the Prequalification Committee, the following firms are prequalified to bid on the Concord Middle School Project:

00.00.01 General Contractor	Agostini Bacon Brait Builders Corporation Fontaine Bros. W.T. Rich Company	09.00.03 Acoustical Ceiling Tile	Central Ceilings H. Carr & Sons K&K Acoustical Ceilings
04.00.01 Masonry	Costa Brothers Masonry Empire Masonry Fernandes Masonry Lighthouse Masonry Marmelo Bros Construction	09.00.05 Resilient Flooring	Ayotte & King For Tile Capital Carpet & Flooring CJM Services Pavilion Floors
05.00.00 Miscellaneous & Ornamental Iron	Avid Ironworks L&L Contracting Quinn Bros. Of Essex Roman Iron Works SMJ Metal Company The Berlin Steel Construction United Steel	09.00.07 Painting	Bello Painting Color Concepts Dandis Contracting Homer Contracting John W. Egan Co. King Painting Drizos Contracting New Generation Painting
07.00.01 Waterproofing, Damp proofing & Caulking	Acme Waterproofing Company Beacon Waterproofing Folan Waterproofing P.J. Spillane Company Superior Caulking The Waterproofing Company	14.24.24 Elevators	Due to lack of responses the one candidate was notified that this will be an open bid process in March 2023.
07.00.02 Roofing & Flashing	Capeway Roofing Gibson Roofs Greenwood Industries Rockwell Roofing Silktown Roofing Stanley Roofing Company	21.00.00 Fire Suppression	Covenant Fire Protection Hampshire Fire Protection Xcel Fire Protection Yankee Sprinkler Company
08.00.01 Metal Windows	A & A Window Products Chandler Architectural Products G.V.W. Kapiloff's Glass Lockheed R&R Window Contractor	22.00.00 Plumbing	Araujo Bros. E. Amanti & Sons Grasseschi Plumbing Kneeland Plumbing & Heating Harold Brothers N.B. Kenney Company
08.00.02 Glass and Glazing	A & A Window Products Aluminum & Glass Concepts Chandler Architectural Products G.V.W. Kapiloff's Glass Lizotte Glass R&R Window Contractor	23.00.00 Heating, Ventilation & Air-Conditioning	E. Amanti & Sons General Mechanical Harold Brothers N.B. Kenney Company William F Lynch Company
09.00.02 Tile	Ayotte & King For Tile Capital Carpet & Flooring Joseph Cohn & Son Pavilion Floors Roman Tile Company The Jantile Group	26.00.00 Electrical	Annese Electrical Services Brothers Electrical Corp System Contracting Wayne J. Griffin Electric LeVangie Electric

Concord Middle School Prequalification Review Committee Report

CONTRACTORS NOT PREQUALIFIED FOR THIS PROJECT

A total of 10 contractors were not prequalified for this project.

Fire Protection	Johnson Controls
General Contractor	CTA Construction
Metal Windows	Lizotte Glass
Miscellaneous Ornamental Iron	Tim's Fabricators V & G Iron Works, Inc.
Painting	JB Painting Keltic Painting VP Décor
Plumbing	Pinnacle Construction Services William F Lynch, Inc.



Deduct Alternates

Concord Middle School

Deduct Alternate Discussion

January 26, 2023

Alphabetical Order	Order No.	Deduct Alternates	Construction Phase	Reconciled Value	Notes	Related Max Acceptable Bid
Athletic Fields	4	Remove athletic field scope (including backstops, benches, walkways); replace field cross section of 12" of loam with geo-fabric with 6" loam and seed.	Phase 2	-\$1,640,162		
Ceilings	5	Remove "wood look" metal ceiling MCP-1 and replace with ACP.	Phase 1	-\$186,032		
Landscaping	1	Remove all landscaping except bioswale plantings; replace with bark mulch.	Phase 1 & 2	-\$378,115		
Outdoor Classrooms	3	Remove outdoor classrooms from scope. Remove all concrete surfacing, precast seat walls, and electrical feeds, and replace with loam and seed. Install decomposed granite path as shown in sketch.	Phase 1	-\$223,719		
Stands	2	Remove telescoping stands from gymnasium. Power and blocking in wall to remain.	Phase 1	-\$79,190		

Motion Passes 8-5

Total

-\$2,507,218

<u>Current Estimate @ 90% CD</u> \$87,420,207	<u>Current Estimate @ 90% CD + Bid/Warrant Contingency</u> \$89,659,706
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SMMA & Hill Recommendation	Order No.	Deduct Alternates	Construction Phase	Reconciled Value	Strategy	Related Max Acceptable Bid
Landscaping	1	Remove all landscaping except bioswale plantings; replace with bark mulch.	Phase 1 & 2	-\$378,115	Allows for small bid overrun; fund/procure another way.	\$90,037,821
Stands	2	Remove telescoping stands from gymnasium. Power and blocking in wall to remain.	Phase 1	-\$79,190	Allows for small bid overrun; fund/procure another way.	\$90,117,011
Athletic Fields	3	Remove athletic field scope (including backstops, benches, walkways); replace field cross section of 12" of loam with geo-fabric with 6" loam and seed.	Phase 2	-\$1,640,162	Allows for large bid overrun; fund/procure another way.	\$91,757,173
Outdoor Classrooms	4	Remove outdoor classrooms from scope. Remove all concrete surfacing, precast seat walls, and electrical feeds, and replace with loam and seed. Install decomposed granite path as shown in sketch.	Phase 1	-\$223,719	Impacts Ed Plan and difficult to access for future installation.	\$91,980,892
Ceilings	5	Remove "wood look" metal ceiling MCP-1 and replace with ACP.	Phase 1	-\$186,032	Significantly changes user experience.	\$92,166,924
Total				-\$2,507,218		



Meeting Minutes



Concord Middle School Building Committee

Dawn Guarriello, Co-Chairperson

Pat Nelson, Co-Chairperson

Meeting Minutes Thursday, January 13th, 2023

Call to Order:

- P. Nelson called the meeting to order at 7:33AM.
- 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	Chris Popov*	NP
Robert Conry	PP	Russ Hughes	P	Charlie Parker*	P
Court Booth*	P	Dawn Guarriello*	P	Matt Root*	P
Heather Bout*	P	Laurie Hunter*	P	Steven Stasheski*	P
Frank Cannon*	NP	Matt Johnson*	P	Eric Simms	P
Justin Cameron	NP	Kerry Lafleur	P		
Gail Dowd	P	Pat Nelson*	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	NP	Jen Soucy	P

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

Correspondence/Communication

- There was a public records request for all the email correspondence regarding the size of the gym and auditorium.
 - P. Nelson recorded any email correspondence she had with the community relating to the gymnasium and auditorium sizes and sent out those emails as requested.
- Forums and “coffee” outreach event have been ongoing and well attended.
 - Approximately 8 public forums have been held since November would be good to add which year, not including meetings with the PTG and Council on Aging outreach forums.
- P. Nelson and H. Bout met with the Council on Aging for outreach on 1/12/23.

OPM Update

- Prequalification Update:*
 - The Prequalification Committee is approximately 50% complete with the review and scoring of the Statements of Qualifications received.
 - The Prequalification Committee has held five (5) meetings to date and have three (3) more planned.
- 90% Estimate Review:*
 - Reconciliation meeting held 1/10/23.
 - Hill presented reconciled estimate sheet showing trade by trade breakdown of estimated values by PM&C and AM Fogarty.
 - The delta for each line item was presented on the sheet.
 - PM&C Estimate:** \$86,925,222
 - AM Fogarty Estimate:** \$87,915,192
 - Reconciled 90% Estimate:** \$87,420,207
 - The reconciled estimate includes a 1% escalation for the remainder of the Design Phase, as well as a 1% Design and Estimating Contingency.
- 90% CD vs. 60% CD Estimate:*
 - 90% CD Estimate was \$964,527 higher than the 60% CD Estimate



Concord Middle School Building Committee

Dawn Guarriello, Co-Chairperson

Pat Nelson, Co-Chairperson

Meeting Minutes Thursday, January 13th, 2023

- Approximately 1.2% increase.
- Cost per square foot increase from \$606.65/SF to \$613.19/SF.
- *Cost Analysis for Bid Scenarios:*
 - Hill updated the cost analysis document with the 90% reconciled estimate number and presented it to the CMSBC.
 - The maximum acceptable bid, assuming the \$110M warrant article were to pass, would be **\$87,691,850**.
 - The reconciled 90% Estimate falls within this maximum acceptable range.
 - The maximum acceptable bid, if the warrant article were to pass and the bid contingency was utilized, is **\$89,711,162**.
 - The maximum acceptable bid, assuming the warrant article passes and utilizing both the bid contingency and accepting deduct alternates, would be **\$91,513,433**.
 - The previously accepted deduct alternates were estimated for up-to-date pricing.
 - SMMA clarified that the GC will present a bid price and then provide their price for the deduct alternates that can be taken out of the bid price if accepted. This bullet larger than the others

Public Comment

- Town resident W. Kerr asked Hill and SMMA if there was a menu for deduct alternates and noted that he assumed using deduct alternates would not be a preferred exercise.
 - Hill responded using deduct alternates would not be ideal.
 - SMMA responded that deduct alternates were used by intent, to indicate to prospective bidders that the Town does not want to remove scope.
 - SMMA further added that if deduct alternates were accepted it could affect the low bidder which typically ensures accurate pricing from prospective bidders.

Next Steps / Meeting

- The next CMSBC meeting will be held on Friday, January 26th, 2023, at 7:30AM
 - This will be the regularly schedule monthly update meeting. The prequal report will be presented at that meeting and deduct alternate ordering needs to be approved.

Adjourn

- Co-Chair P. Nelson adjourned the meeting at 8:22AM.



Concord Middle School Building Committee

Dawn Guarriello, Co-Chairperson

Pat Nelson, Co-Chairperson

Meeting Minutes Thursday, January 26th, 2023

Call to Order:

- P. Nelson called the meeting to order at 7:33AM.
- 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	Chris Popov*	P
Robert Conry	P	Russ Hughes	P	Charlie Parker*	P
Court Booth*	P	Dawn Guarriello*	P	Matt Root*	P
Heather Bout*	P	Laurie Hunter*	P	Steven Stasheski*	P
Frank Cannon*	P	Matt Johnson*	P		
Justin Cameron	P	Kerry Lafleur	P		
Gail Dowd	P	Pat Nelson*	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*

Co-Chair Statement:

- Co-Chair P. Nelson notified the CMSBC that Article 5 on the Special Town Meeting Warrant, allocating an additional \$7.2 million in funding to the Concord Middle School Project, passed by Town Vote on January 19th, 2023.

Approval of Meeting Minutes

- CMSBC meeting minutes from December 15th, 2023.

Motion:	Approve 12/15/23 CMSBC meeting minutes as written.
Motioned by	C. Booth
Seconded by	D. Guarriello
Y = Approve (12) N = Reject Motion carries to approve the meeting minutes unamended by unanimous vote. Note: One member of the CMSBC was not present at this point in the meeting.	

Correspondence/Communication

- The CMSBC received 9 emails since the last meeting:
 - A handful of emails expressing gratitude to the CMSBC for their work.
 - Some project specific questions which the Co-Chairs of the CMSBC addressed directly.
 - Some questions about Town Meeting and Zoom access to CMSBC meetings.
 - One question about solar, which the Co-Chairs responded to.
- No outreach events planned as the Town Vote passed. Community is welcome to reach out to the Communications Subcommittee with any questions going forward.



Concord Middle School Building Committee

Dawn Guarriello, Co-Chairperson

Pat Nelson, Co-Chairperson

Meeting Minutes Thursday, January 26th, 2023

OPM Update

- Hill International introduced Project Manager, Jonathan Teixeira, who will be joining the project team moving forward, per Hill's contract with the Town of Concord.
 - Hill noted there would be no other changes to the team, this was an addition to the existing team.
- *Cashflow update:*
 - In the month of January project expenditures, which consisted of Hill, SMMA, and AKF+SGH invoices, were \$474,966. Total expenditures on the project to date total \$5,424,388.
 - Hill noted that the Cashflow had been updated to reflect the \$7.2M in additional funding for Construction and Construction Contingency, with the understanding that the allocation of the funding is not formally approved until the Town Vote on February 16th, 2023.
- *Prequalification Report:*
 - The Prequalification Committee met seven (7) times from October 2022 - January 2023.
 - Members of the Prequalification Committee independently reviewed the Statements of Qualifications received and met to discuss and finalize their scores.
 - Only contractors receiving a minimum of 70 points (out of 100) were prequalified.
 - The weighting and criteria for scoring was consistent for all sub-contractors and general contractors.
 - Hill presented the list of the 15 trades and the prequalified sub-contractors for each trade.
 - The Prequalification Committee did not receive the required responsiveness to prequalify the Elevators Filed Sub Trade so the trade will become an open bid during the bidding process.
 - Hill presented the list of disqualified sub-contractors and general contractors:
 - Fire Protection: Johnson Controls
 - General Contractor: CTA Construction
 - Metal Windows: Lizotte Glass
 - Miscellaneous Ornamental Iron: Tim's Fabricators
 - Miscellaneous Ornamental Iron: V & G Iron Works, Inc.
 - Painting: JB Painting is it JB Painting or J & B Painting?
 - Painting: Keltic Painting
 - Painting: VP Decor
 - Plumbing: Pinnacle Construction Services
 - Plumbing: William F Lynch, Inc. this bullet point is larger than the ones before it

Prequalification Report	Vote to accept the decision of the Prequalification Committee with regards to prequalified and disqualified contractors.
Motion	Move to accept the prequalification.
Motioned by	S. Stasheski
Seconded by	H. Bout
Motion was Accepted by a unanimous vote.	

- *Deduct Alternates:*
 - Purpose: to inform the CMSBC on the updated value of the approved deduct alternates per the 90% CD estimate and to create a prioritized list for the deduct alternates list.
 - Eliminate remaining wood-look ceilings: (\$186,032)
 - Remove bleachers in gym: (\$79,190) this bullet is larger than the rest
 - Remove outdoor classroom construction: (\$223,719)
 - Reduce landscaping: (\$378,115)
 - Remove athletic fields; replace with typical lawn sections: (\$1,640,162)



Concord Middle School Building Committee

Dawn Guarriello, Co-Chairperson

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Meeting Minutes Thursday, January 26th, 2023

- Deduct alternates, if needed once bids are received, must be accepted in the order defined in the Invitation for Bid.
- CMSBC members engaged in discussion surrounding language used in previous meetings motions regarding the ordering of the deduct alternates.

Deduct Alternates Ordering	Vote to rescind a previous vote relating to specific ordering of the deduct alternates
Motion	Rescind any previous ordering so the CMSBC could resume reordering the list in the current meeting.
Motioned by	S. Stasheski
Seconded by	H. Bout
Motion was Accepted by a unanimous vote.	

- Hill continued presenting the maximum acceptable bid capacity relative to the recommended ordering of the deduct alternates.
 - Hill reiterated the implications of each deduct alternate should it be removed from the scope if required to at the time bids are received.
- CMSBC members engaged in discussion surrounding external funding for outdoor spaces (athletic fields and outdoor classroom)
 - Community Preservation Act funding is available for projects in the Town of Concord, the CMSBC noted it could be a potential source of external funding for the fields and outdoor classrooms if they had to be cut from the scope to accept the low bid.
 - Other options include going back to the Town through a warrant.
 - Co-Chair P. Nelson reiterated that if a deduct alternate is accepted and therefore the relative scope removed from the project, the ownership of procuring funding and reinstating the removed scope would fall to another department in the Town of Concord.

Deduct Alternates Order	Vote to accept the proposed ordering for the Deduct alternate list
Motion	Move to reorder the deduct alternate list as followed: 1: Landscaping, 2: Stands, 3: Athletic Fields, 4: Outdoor Classrooms, 5: Wood-look ceilings
Motioned by	A. Anderson
Seconded by	P. Fischelis
The motion Approved by a vote of 8 “yes” to 5 “no”. The list detailed in the motion is the finalized deduct alternates list and order and will be presented as such on the bid documents. Should this section be worded in same format as the first box?	

Public Comment

- There were no comments from any members of the public.

Next Steps / Meeting

- The next CMSBC meeting will be held on Thursday, March 2nd, 2023 at 7:30AM

Adjourn

- Co-Chair P. Nelson adjourned the meeting at 8:49AM.