



Concord Middle School Project Project Manager Report December 2023





CONCORD MIDDLE SCHOOL PROJECT

PROJECT MANAGER'S REPORT DECEMBER 2023

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Executive Summary

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 **December 2023**.

Project Progress

Project meetings are being held mostly in person at various locations in Concord, MA with hybrid virtual options available.

Hill scheduled and reported at the monthly Concord Middle School Building Committee (CMSBC) meeting on December 21st. Hill facilitated Leadership Team meetings on December 5th, 12th, and 19th; weekly Owner/Architect/Contractor (OAC) meetings on December 5th, 12th, and 19th and weekly Technical Review Committee (TRC) meetings on December 7th, 13th, and 21st. Hill and SMMA attended weekly RFI/Submittal coordination meetings with CTA on December 4th, 11th, and 18th. Hill facilitated a financial reporting meeting with the Town on December 19th. The Town hosted a traditional steel topping-off ceremony on December 8th; attended by Hill, SMMA, CTA, the CMSBC, and CMS students and staff. SMMA and Hill attended a Historical Commission hearing on December 14th; the Historical Commission approved the demolition of the existing Sanborn Middle School at this hearing.

Milestones

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

- Site preparation: CTA maintained the established construction entrances on Old Marlboro Road and continued to maintain proper site drainage for water management. Site erosion and sediment control has been ongoing as needed. CC continues to maintain the site in accordance with the snow management plan submitted by CTA.
- Site Work: Interior and exterior work is ongoing in C building. Septic system components are being installed at the west end of A building.
 - Fenagh Engineering and Testing were present for all retaining wall concrete placements and provided reporting to Hill International and SMMA. SMMA's Geotech subconsultant was present weekly throughout the month to witness backfill and excavation around the site.
- MEP work: MEP coordination work is ongoing this month. HVAC hanger and ductwork installation is ongoing. Tarping is in place for spray-on fireproofing within adequate temperatures.
- Structural work: Steel installation is ongoing. Both parts of building C and building B installation and detailing are complete. Building A installation and detailing is ongoing. Bracing is ongoing throughout the structure and final connections are being made.
- Procurement/Contracts: The Town of Concord committed \$128,000 to CMLP and \$72,118.96 to CTA CO#2.
- Construction Baseline Schedule: CTA responded to CCD #002 on November 28th, but has not yet provided a revised baseline schedule in accordance with the CCD request. Hill prepared a counter response in early December 2023 that is under review by the Town. A baseline schedule submission from CTA is anticipated in January 2024. T&M costs related to winter conditions were submitted by CTA via PCO 20 on December 26th and is currently under review by Hill and SMMA.
- CMSBC meeting: On December 21st the project team met with the CMSBC to provide an update on construction progress and financial approvals made by the Technical Review Committee.

Concord Middle School Project



• FF&E: On November 14th, the designer distributed an FF&E and technology schedule to the team for review. The owner is meeting with user groups to complete equipment lists. The next user group meeting is scheduled for January 26th.

Milestones projected for the coming months are:

- Structural detailing of Building B
- Spray-on fireproofing in Building C2
- Setting exterior light-gauge metal framing track and layout at Building C1
- Roof installation for mockup

Issues & Challenges

- Finalization of the construction baseline schedule by CTA
- Coordinating PV scope with CMLP and SDA
- MEP coordination

Schedule

Major milestones are as follows:

OPM Selection	Completed Aug. 28th, 2019
Designer Selection	Completed Nov. 18th, 2019
Feasibility Study	Completed April 29th, 2021
Schematic Design	Completed December 9th, 2021
Town Hearing	Completed December 16th, 2021
Special Town Meeting	Completed January 20th, 2022
Town Vote	Completed February 3rd, 2022
Design Development	Completed June 30th, 2022
60% Contract Documents	Completed October 21st, 2022
90% Contract Documents	Completed January 13th, 2023
Special Town Meeting (Additional Funding)	Completed January 19th, 2023
Town Vote (Additional Funding)	Completed February 16th, 2023
100% Contract Documents	Completed February 27th, 2023
Bidding	Completed April 28th, 2023
Construction	Started June 13th, 2023
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 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

Concord Middle School Project



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.

In February 2023, the Town of Concord voted by ballot to approve debt authorization amounting to \$7,200,000 for the new Concord Middle School project bringing the total project budget including Feasibility and Schematic Design Phase to \$111,516,000.

In April 2023, General Contractor Bids were received, and the lowest responsive and responsible bid was \$2,245,207 under the construction budget. This ensured that there was also no need to utilize the \$2,019,312 Owner's Bid Contingency.

In May 2023, the Project Budget Summary was updated to show Construction Bid Savings in the amount of \$2,245,207 to be tracked separately in the Total Project Budget at the direction of the CMSBC. In addition, the \$2,019,312 Owner's Bid Contingency was not used, producing a total bid savings of \$4,264,519 for the project. The accepted bid was 4.77% lower than the 90% CD estimate (including the bid contingency).

In June 2023, The Town of Concord executed CTA Construction Managers contract for General Contractor construction services in the amount of \$85,175,000.

In July 2023 the Town of Concord executed Fenagh Engineering and Testing contract for construction materials testing services for a fee Not-to-Exceed fee of \$254,015.

In August 2023 the Town of Concord committed \$2,000 to Verizon for fees associated with the design portion of their work to provide telephone and data services to the new school.

In September 2023 the Town of Concord committed \$4,025 to legal invoices received in the month of August.

In October 2023 the Town of Concord committed \$31,023 to CTA for Change Order #1.

In November 2023, the Town of Concord committed \$7,619.60 to BidDocs Online, \$2,695 to Concord Legal, and \$50 to the Concord Bridge.

In December 2023, the Town of Concord committed \$128,000 to CMLP and \$72,118.96 to CTA CO#2.

Construction Metrics

	Month	1	RFI's Received	RFI's Answered	Submittals Received	Submittals Returned	Change Requests Received	Change Requests Value	Design ASI Issued	Change Orders Issued	Change Order Value
De	cember	2023	9	6	40	60	1	\$71,443	3	1	\$72,118.96

Concord Middle School Project



Cash Flow

Total project budget is \$111,516,000. Total encumbered to date is \$98,631,560.

Total spent to date is \$25,923,038 which is 26.2% of total encumbered.

Total spent on construction to date is \$17,508,937 which is 20.5% of the \$85,175,000 total construction contract.

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	CTA Construction Managers
Materials Testing Agent	Fenagh Engineering & Testing



Project Dashboard



Closeout

Occupancy/Classes Start

Construction Phase 2 Fields and Demo

Town of Concord Concord Middle School

Project Dashboard December 31, 2023

EXECUTIVE SUMMARY

Maintaining the project schedule



Project Accomplishments this Month

In December construction, concrete placements have been ongoing throughout C building for slab-on-deck (lower/upper levels) and slab-on-grade pours. Building tarping is in place for spray-on fireproofing and interior work. Exterior light-gauge metal framing and sheetrocking has started at the end of C1 building. Wood blocking for windows and roof drain plumbing are both ongoing. Concrete, rebar, and steel inspections continue to take place and reports are being recorded for project record.

The CMSBC met on December 21st to review project finances, construction progress, and CPC funding.

Projected Major Tasks next Month

2/7/25

2/25/25

11/14/25

Site wall pour for retaining wall at the edge of B building

Begin air-vapor barrier application at C1 building

Relieving angle installations in preparation for masonry façade work

Schedule S	ummary - Upcoming	Milestones			
	Scheduled Start	Scheduled Finish	Actual Start	Actual Finish	Metric
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
Special Town Meeting	12/17/21	12/17/21	1/20/22	1/20/2022	Contracto
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	2/27/23	
Special Town Meeting (Addtl. Funds)	N/A	N/A	1/19/23	1/19/2023	
Town Vote (Addtl. Funds)	N/A	N/A	2/16/23	2/16/2023	
Bidding	12/11/24	4/11/25	3/8/23	4/28/2023	
Construction Phase 1- New School	5/18/23	12/19/24	6/13/23		
Punchlist	12/20/24	3/24/25			

2/21/25

11/13/25

1/15/26

Diversity C	om	pliance		
Metric		Target	Actual	
Designer's WBE/MBE		5.1%	8.4%	
Contractor's WBE/MBE		8.3%	4.6%	

Current Issues & Areas of Focus

Establishing winter condition protections to limit rework

12/22/2023 13

Current Progress Photos

	Project Cash Flow - Plan vs Actual
\$120.0	
\$120.0 \$100.0	
\$80.0	
\$60.0	
\$40.0	Estimated Expenditure
\$20.0	
\$0.0	
octri	KA OCI KA

Scope changes from the Original Scope

						PROJE	CT FI	NANCIAL OVER	VIEV	V								
			_	BUDGET						co	OST					CASH	FLO'	W
Description	Bas	seline Budget	Auth	norized Changes	Ap	proved Budget	Co	mmitted Costs	l	Jncommitted Costs	For	ecast Costs	Tot	al Project Costs	Ex	penditures to Date	Bala	ance To Spend
Site Acquisistion	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Construction	\$	80,000,000	\$	5,278,142	\$	85,278,142	\$	85,278,142	\$	-	\$	388,550	\$	85,666,692	\$	17,508,937	\$	68,157,755
Design Services	\$	8,281,000	\$	940,362	\$	9,221,362	\$	9,191,362	\$	30,000	\$	-	\$	9,221,362	\$	6,620,482	\$	2,600,880
Administrative	\$	4,279,595	\$	521,048	\$	4,800,643	\$	4,162,056	\$	638,587	\$	-	\$	4,800,643	\$	1,794,168	\$	3,006,475
FF&E	\$	2,677,500	\$	(52,500)	\$	2,625,000	\$		\$	2,625,000	\$	-	\$	2,625,000	\$		\$	2,625,000
SUBTOTAL	\$	95,238,095	\$	6,687,052	\$	101,925,147	\$	98,631,560	\$	3,293,587	\$	388,550	\$	102,313,697	\$	25,923,587	\$	76,390,110
Construction Contingency (Hard Cost)	\$	4,000,000	\$	488,055	\$	4,488,055	\$	-	\$	4,488,055	\$	(388,550)	\$	4,099,505	\$	-	\$	4,099,505
Owner's FFE Contingency	\$	-	\$	2,245,207	\$	2,245,207	\$	-	\$	2,245,207	\$	-	\$	2,245,207	\$	-	\$	2,245,207
Owner's Contingency (Soft Cost)	\$	761,905	\$	76,374	\$	838,279	<u>\$</u>		\$	838,279	\$		\$	838,279	\$		\$	838,279
SUBTOTAL	\$	4,761,905	\$	2,809,636	\$	7,571,541	\$	-	\$	7,571,541	\$	(388,550)	\$	7,182,991	\$	-	\$	7,182,991
PROJECT TOTAL	\$	100,000,000	\$	9,496,688	\$	109,496,688	\$	98,631,560	\$	10,865,128	\$	-	\$	109,496,688	\$	25,923,587	\$	83,573,101





Financial Update



Concord Middle School

International

December 31, 2023

Project Budget and Cost Summary

А	С	D (Bud. Adj. Tab)	E (C+D)	F (Com. Cost tab)	G (E-F)	H (Forecast. tab, >G)	l (F+G+H)	J (Invoice Tab)	K (I-J)
		BUDGET		,	CO			CASH FI	
Description	Intial Budget	Authorized	Approved	Committed	Uncommitted	Forecast	Total Project	Expenditures to	Balance
		Changes	Budget	Costs	Costs	Costs	Costs	Date	
20 Construction	400,000,000	45 475 000	405 475 000	405 475 000	امد	40	405 475 000	447.500.007	457.555.550
Construction	\$80,000,000	\$5,175,000	\$85,175,000	\$85,175,000	\$0	\$0	\$85,175,000	\$17,508,937	\$67,666,063
Change Orders		\$103,142	\$103,142	\$103,142	\$0	\$89,452	\$192,594	\$0	\$192,594
Subtotal	\$80,000,000	\$5,278,142	\$85,278,142	\$85,278,142	\$0	\$89,452	\$85,367,594	\$17,508,937	\$67,858,657
30 Architectural & Engineering									
Designer - Basic Services	\$6,590,600	\$589,400	\$7,180,000	\$7,180,000	\$0	\$0	\$7,180,000	\$5,281,000	\$1,899,000
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	\$140,692	\$64,308
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	\$55,880	\$14,620
Other Reimbursable Costs	\$100,000	-\$80,000	\$20,000	\$20,000	\$0	\$0	\$20,000	\$425	\$19,575
Printing (Over the Minimum)	\$50,000	-\$30,000	\$20,000	\$0	\$20,000	\$0	\$20,000	\$0	\$20,000
Testing & Inspections	\$150,000	\$104,015	\$254,015	\$254,015	\$0	\$0	\$254,015	\$19,301	\$234,715
Subtotal	\$8,281,000	\$940,362	\$9,221,362	\$9,191,362	\$30,000	\$0	\$9,221,362	\$6,620,482	\$2,600,880
40 Administrative Costs									
Owner's Project Manager Basic Services	\$3,200,000	\$443,580	\$3,643,580	\$3,392,925	\$250,655	\$0	\$3,643,580	\$1,177,072	\$2,466,509
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	\$50	\$29,950	\$0	\$30,000	\$50	\$29,950
Other Administrative Costs	\$50,000	\$0	\$50,000	\$27,945	\$22,055	\$0	\$50,000	\$27,945	\$22,055
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	\$164,073	\$135,927	\$0	\$300,000	\$151,799	\$148,201
Legal	\$50,000	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commissioning Agent	\$200,000	-\$6,590	\$193,410	\$193,410	\$0 \$0	\$0	\$193,410	\$53,101	\$140,310
Subtotal	\$4,279,595	\$521,048	\$4,800,643	\$4,162,056	\$638,587	\$0	\$4,800,643	\$1,793,619	\$3,007,024



Concord Middle School



December 31, 2023

Project Budget and Cost Summary

Α	c (D Bud. Adj. Tab)	E (C+D)	F (Com. Cost tab)	G (E-F)	H (Forecast. tab, >G)	l (F+G+H)	J (Invoice Tab)	(I-J)
		BUDGET			СО	ST		CASH FL	OW
Description	Intial Budget	Authorized	Approved	Committed	Uncommitted	Forecast	Total Project	Expenditures to	Balance
		Changes	Budget	Costs	Costs	Costs	Costs	Date	
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	\$(
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	\$6,687,052	\$101,925,147	\$98,631,560	\$3,293,587	\$89,452	\$102,014,599	\$25,923,038	\$76,091,561
70 Project Contingency					Current Contingency	Potential Risk	Potential Contingency		
Construction Contingency	\$4,000,000	\$488,055	\$4,488,055		\$4,488,055	-\$89,452	\$4,398,603		\$4,398,603
Construction Bid Savings Contingency	\$0	\$2,245,207	\$2,245,207		\$2,245,207	\$0	\$2,245,207	-	\$2,245,20
Owner's Contingency	\$761,905	\$76,374	\$838,279		\$838,279	; \$0	\$838,279		\$838,27
Subtotal	\$4,761,905	\$2,809,636	\$7,571,541		\$7,571,541	-\$89,452	\$7,482,089		\$7,482,089
Project Sub-Total Incl. Contingency	\$100,000,000	\$9,496,688	\$109,496,688	\$98,631,560	\$10,865,128	\$0	\$109,496,688	\$25,923,038	\$83,573,65
Bid Contingency	\$0	\$2,019,312	\$2,019,312	I	\$2,019,312		\$2,019,312		\$2,019,31
Project Total	\$100,000,000	\$11,516,000	\$111,516,000	\$98,631,560	\$12,884,440	\$0	\$111,516,000	\$25,923,038	\$85,592,96
*Incl	udes \$1.5M from Feas	sibility and Schema	atic Design Phase						
Construction Cost Estimates	Date	Amount	Gross Square Feet	Cost Per SF		Budget Revisions S	ummary	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	07/13/23	\$85,175,000	142,567	\$597.44					

Concord Middle School Estimated Project Cash Flow



			1								
		Month	OPM + Commissioning	Designer & Consultants	FF&E & Misc. Admin.	Construction	Contingency	Estimated Expenditures	Actual Expenditures	Estimated Cumulative Expenditures	Actual Cumulative Expenditures
	1	Oct-19	\$25,110					\$25,110	\$25,110	\$25,110	\$25,110
<u>></u>	2	Nov-19	\$34,595					\$34,595	\$34,595	\$59,705	\$59,705
Feasibility Study	3	Dec-19	\$20,660					\$20,660	\$20,660	\$80,365	\$80,365
lity	4	Jan-20	\$12,565	\$75,645				\$88,210	\$88,210	\$168,575	\$168,575
sibi	5	Feb-20	\$16,445	\$151,290				\$167,735	\$167,735	\$336,310	\$336,310
Fea	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
	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
Pause	11	Aug-20	\$3,785					\$3,785	\$3,785	\$741,214	\$741,214
ä	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
(pn	15	Dec-20	\$16,798					\$16,798	\$16,798	\$761,322	\$761,322
tart ty St	16	Jan-21						\$0	\$0	\$761,322	\$761,322
Rest	17	Feb-21						\$0	\$0	\$761,322	\$761,322
easi	18	Mar-21						\$0	\$0	\$761,322	\$761,322
ш	19	Apr-21						\$0	\$0	\$761,322	\$761,322
=	20	May-21						\$0	\$0	\$761,322	\$761,322
Design	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
Schematic	23	Aug-21		\$69,318				\$69,318	\$69,318	\$902,358	\$902,358
her	24	Sep-21		\$69,318				\$69,318	\$69,318	\$971,676	\$971,676
S	25	Oct-21		\$73,918				\$73,918	\$73,938	\$1,045,594	\$1,045,614
– 0	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
_ 4	28	Jan-22	\$78,353	\$7,202				\$85,555	\$78,357	\$1,249,291	\$1,242,113
	29	Feb-22	\$53,017	\$375,000				\$428,017	\$7,950	\$1,677,308	\$1,250,063
	30	Mar-22	\$53,017	\$436,495				\$489,512	\$62,018	\$2,166,820	\$1,312,081 \$1,694,528
ex ts	31	Apr-22	\$53,017	\$436,495				\$489,512	\$382,447	\$2,656,332	
elopment & n Document	33	May-22 Jun-22	\$53,017 \$47,017	\$436,495 \$436,495				\$489,512 \$483,512	\$733,550 \$347,075	\$3,145,844 \$3,629,356	\$2,428,078
bmg	34	Jul-22	\$107,867	\$424,658							\$2,775,153 \$3,252,210
elop n Do	35	Aug-22	\$56,117	\$424,658				\$532,525 \$480,775	\$477,057 \$409,458	\$4,161,881 \$4,642,655	\$3,661,667
Dev	36	Sep-22	\$52,165	\$424,658				\$476,823	\$507,078	\$5,119,478	\$4,168,745
Design Dev	37	Oct-22	\$52,165	\$424,658				\$476,823	\$408,543	\$5,596,300	\$4,577,287
Design Dev Constructio	38	Nov-22	\$52,165	\$424,658				\$476,823	\$462,832	\$6,073,123	\$5,040,119
	39	Dec-22	\$96,165	\$424,658				\$520,823	\$402,048	\$6,593,945	\$5,442,166
	40	Jan-23	\$59,815	\$424,658				\$484,473	\$553,814	\$7,078,418	\$5,995,980
	41	Feb-23	\$54,778	\$424,665				\$479,443	\$446,298	\$7,557,860	\$6,442,279
- 5	42	Mar-23	\$64,988	\$127,350				\$192,338	\$373,622	\$7,750,198	\$6,815,900
Bid	43	Apr-23	\$103,938	\$127,350				\$231,288	\$173,950	\$7,981,486	\$6,989,850
	44	May-23	\$77,588	\$96,200				\$173,788	\$155,313	\$8,155,274	\$7,145,163
	45	Jun-23	\$96,088	\$126,000		\$1,088,305	\$326,367	\$1,636,760	\$1,122,979	\$9,792,034	\$8,268,142
	46	Jul-23	\$97,578	\$78,000		\$1,241,721	\$326,367	\$1,743,666	\$203,042	\$11,535,700	\$8,471,184
	47	Aug-23	\$96,838	\$78,000		\$1,575,482	\$326,367	\$2,076,687	\$2,356,936	\$13,612,386	\$10,828,120
	48	Sep-23	\$94,838	\$78,000		\$3,654,301	\$326,367	\$4,153,506	\$1,884,125	\$17,765,892	\$12,712,246
	49	Oct-23	\$94,838	\$70,000		\$4,411,772	\$326,367	\$4,902,977	\$3,572,304	\$22,668,869	\$16,284,550
(lo	50	Nov-23	\$94,838	\$70,000		\$4,411,772	\$326,367	\$4,902,977	\$4,605,138	\$27,571,845	\$20,889,688
cho	51	Dec-23	\$94,838	\$70,000		\$5,411,952	\$326,367	\$5,903,157	\$4,903,600	\$33,475,002	\$25,793,288
S M	52	Jan-24	\$94,838	\$70,000		\$5,782,381	\$326,367	\$6,273,586	\$0	\$39,748,588	
(Ne	53	Feb-24	\$94,838	\$70,000		\$5,782,381	\$326,367	\$6,273,586	\$0	\$46,022,173	
Phase 1 (New School)	54	Mar-24	\$94,838	\$70,000		\$5,020,713	\$313,147	\$5,498,698	\$0	\$51,520,871	
oha:	55	Apr-24	\$94,838	\$70,000		\$5,056,824	\$450,603	\$5,672,265	\$0	\$57,193,136	
		•					-		, -		

Concord Middle School Estimated Project Cash Flow

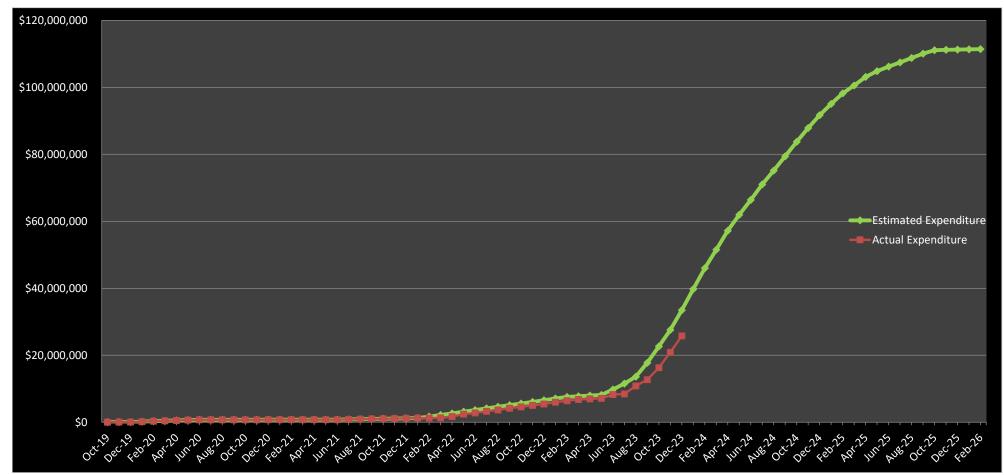


		Month	OPM + Commissioning	Designer & Consultants	FF&E & Misc. Admin.	Construction	Contingency	Estimated Expenditures	Actual Expenditures	Estimated Cumulative Expenditures	Actual Cumulative Expenditures
uo	56	May-24	\$94,838	\$78,000		\$4,134,947	\$450,603	\$4,758,388	\$0	\$61,951,523	
Construction	57	Jun-24	\$94,838	\$78,000		\$3,826,169	\$450,603	\$4,449,610	\$0	\$66,401,133	
nstr	58	Jul-24	\$94,838	\$78,000	\$60,000	\$3,963,408	\$450,603	\$4,646,849	\$0	\$71,047,982	
Ö	59	Aug-24	\$78,338	\$78,000	\$60,000	\$3,419,902	\$450,603	\$4,086,843	\$0	\$75,134,824	
	60	Sep-24	\$78,338	\$173,000	\$158,000	\$3,419,902	\$450,603	\$4,279,843	\$0	\$79,414,667	
	61	Oct-24	\$78,338	\$168,000	\$158,000	\$3,500,508	\$450,603	\$4,355,449	\$0	\$83,770,116	
	62	Nov-24	\$78,338	\$153,000	\$198,000	\$3,240,962	\$450,603	\$4,120,903	\$0	\$87,891,018	
	63	Dec-24	\$78,338	\$210,000	\$198,000	\$2,879,271	\$450,603	\$3,816,212	\$0	\$91,707,230	
	64	Jan-25	\$78,338	\$87,000	\$945,500	\$1,789,131	\$450,603	\$3,350,572	\$0	\$95,057,802	
	65	Feb-25	\$78,338	\$54,000	\$945,500	\$1,651,891	\$416,905	\$3,146,634	\$0	\$98,204,435	
	66	Mar-25	\$78,338	\$84,000	\$145,500	\$1,651,891	\$416,905	\$2,376,634	\$0	\$100,581,069	
ds)	67	Apr-25	\$78,338	\$42,000	\$145,500	\$1,858,725	\$416,905	\$2,541,468	\$0	\$103,122,537	
Fiel	68	May-25	\$78,338	\$42,000	\$70,500	\$1,101,254	\$416,905	\$1,708,997	\$0	\$104,831,533	
જ	69	Jun-25	\$78,338	\$42,000	\$120,500	\$1,101,254	\$34,396	\$1,376,488	\$0	\$106,208,021	
eme	70	Jul-25	\$74,738	\$42,000		\$1,101,254	\$34,388	\$1,252,380	\$0	\$107,460,401	
Phase 2 (Demo & Fields)	71	Aug-25	\$74,738	\$103,200		\$1,101,254	\$34,388	\$1,313,580	\$0	\$108,773,981	
se	72	Sep-25	\$74,738	\$92,200		\$1,101,254	\$34,388	\$1,302,580	\$0	\$110,076,561	
Ph	73	Oct-25	\$65,758	\$12,200		\$894,419	\$34,388	\$1,006,765	\$0	\$111,083,326	
	74	Nov-25	\$57,213	\$12,200			\$34,388	\$103,801	\$0	\$111,187,127	
	75	Dec-25	\$53,013	\$12,816			\$34,388	\$100,217	\$0	\$111,287,343	
	76	Jan-26	\$47,705				\$29,180	\$76,885	\$0	\$111,364,228	
Ħ	77	Feb-26	\$41,855					\$41,855	\$0	\$111,406,083	
Closeout	78	Mar-26	\$38,355					\$38,355	\$0	\$111,444,438	
ö	79	Apr-26	\$28,407					\$28,407	\$0	\$111,472,845	
	80	May-26	\$25,060					\$25,060	\$0	\$111,497,905	
	81	Jun-26	\$18,095					\$18,095	\$0	\$111,516,000	
	82	Jul-26						\$0	\$0	\$111,516,000	
	83 84	Aug-26 Sep-26						\$0 \$0	\$0 \$0	\$111,516,000 \$111,516,000	
		Subtotal for FY '19	\$252,910	\$468,999	\$0	\$0	\$0	\$721,909	70	Ţ111,510,000	
		Subtotal for FY '20	\$39,413	\$2,400	\$0	\$0	\$0	\$41,813			
		Subtotal for FY '21	\$355,454	\$2,510,180	\$0 \$0	\$0	\$0	\$2,865,634			
		Subtotal for FY '22 Subtotal for FY '23	\$873,839 \$1,142,796	\$3,874,167 \$880,000	\$0 \$0	\$1,088,305 \$50,310,415	\$326,367 \$4,275,888	\$6,162,678 \$56,609,099			
		Subtotal for FY '24	\$956,556	\$1,211,000	\$3,205,000	\$29,578,099	\$4,856,233	\$39,806,888			
		Subtotal for FY '25	\$599,675	\$274,616	\$0	\$4,198,181	\$235,507	\$5,307,979			
		TOTAL	\$4,220,643	\$9,221,362	\$3,205,000	\$85,175,000	\$9,693,995	\$111,516,000			



Town of Concord Concord Middle School Estimated Project Cash Flow Graph







TOWN OF CONCORD CONCORD MIDDLE SCHOOL TRC APPROVALS COMMITMENT, BUDGET ADJUSTMENT, AND INVOICE LOG



December 2023

COMMITMENTS

(gray items previously acknowledged/approved)

\$5,041,469.68

	PO #	Budget Adjustment		
FIRM	Amend #	(Y/N)	Approval Date	Total Value
CTA Construction Managers	1	Υ	10/12/2023	\$31,023.00
Concord Legal	N/A	N	12/14/2023	\$1,750.00
Concord Bridge	N/A	N	11/16/2023	\$50.00
CMLP	N/A	N	12/14/2023	\$128,000.00
CTA Construction Managers	2	Υ	12/21/2023	\$72,118.96
			TOTAL VALUE =	\$232,941.96

Budget Adjustments

Budget Adjustments	Contingonavilles		
	Contingency Use		
Description	(HCC/SCC)	Hard Cost Contingency	Soft Cost Contingency
Starting Value		\$ 4,591,197.00	\$ 877,394.00
Prior Modifications			
AKF/SGH			-\$35,100.00
Transfer from Testing Agency Line			\$35,100.00
Fenagh Engineering and Testing			-\$39,115.00
CTA Construction Managers CO #1		-\$31,023.00	
Sub-total Prior to this Period		(\$31,023.00)	(\$39,115.00)
This period			
CTA Construction Managers CO #2		-\$72,118.96	
Sub-total this Period		(\$72,118.96)	\$0.00
Current Balance:		\$4,488,055.04	\$838,279.00

INVOICES

Total

FIRM	INVOICE NO.	PAYMENT AMT.
Multivista	4286	\$549.00
Fenagh	7130-4	\$7,570.50
SMMA	0060354	\$24,607.78
SMMA	0060353	\$63,000.00
CTA	7	\$4,736,731.40
Hill International	37	\$77,155.00
AKF	549904	\$2,106.00
Concord Legal	9	\$1,750.00
CMLP	30	\$128,000.00



PCO	Description	Origin	Date Requested by Owner	Date Advised by GC	Date Submitted by GC	Estimated Amount (Estimate by Hill)	GC Initial Amount	OPM/DT Response Date	Comments	Current Amount	Change Order	Date CO Approved	Reason Code
001	Concord Municipal Light Fees	-	-	-	07/10/23	\$0	\$7,999	07/27/23	Rejected	\$0.00			3P
002	Rem. & Repl. unsuitable material at Part B foundation excavation	-	-	07/25/23	08/09/23		\$31,023			\$31,023.00	1	10/12/23	MC
003	Branch Circuit Updates & Device Coordination	PR-14	07/28/23	08/30/23	08/30/23		\$4,304	09/15/23		\$3,968.11	2	12/07/23	MC
004	Plumbing Misc. Pipe Revisions	PR-5	07/11/23	08/30/23	08/30/23		\$37,624	11/01/23		\$37,938.35	2	11/30/23	MC
005	Plumbing Acid Neutralization Tank Revisions	PR-2	07/11/23	08/30/23	08/30/23		\$74,032	10/12/23	Combined comments sent to CTA 11/17/23	\$74,542.49			MC
006	Existing Middle School Repair Work	Owner	08/16/23	08/31/23	08/31/23		\$3,862	11/03/23	Combined comments sent to CTA 11/3/23	\$3,722.63			SC
007	RFI #75 Resp Fiberglass Tank Upcharge for Corrosion	RFI-75	08/21/23	08/31/23	08/31/23		\$16,458	11/03/23		\$16,443.68	2	12/14/23	MC
008	Add Disconnect to Elevator Shaft	PR-1	07/28/23	09/07/23	09/07/23		\$5,922	11/06/23		\$4,402.96	2	12/07/23	MC
009	Elec. Utility Requested Additional Conduits	PR-13	07/28/23	09/08/23	09/08/23		\$6,049	09/20/23	Comments to CTA 9/20/23. WJGEI meeting 11/29/23	\$6,048.86			3P
010	Weather Impacts	CTA		09/13/23	12/29/23			12/11/16	9/28/23 Hill Letter to CTA.	\$115,763.09		1	MC
011	Structural - Delete Sewage Ejector Concrete Pit	PR-10	07/12/23	10/27/23	10/27/23		\$2,277	11/27/23		\$1,903.23	2	11/30/23	MC
012	Electrical GFCI Protection Updates	PR-18R1	09/28/23	10/31/23	10/31/23		\$4,383	11/14/23		\$7,007.68	2	11/30/23	MC
013	Eliminate Sensor & Screen at Classroom Partitions	PR-11	07/28/23	10/31/23	10/31/23		-\$16,063	11/16/23	TRC requested add. feedback from Elec. Eng. 12/7/23	-\$14,866.84			МС
014	Added Concrete Foundation Steps - 6b line	CTA		11/10/23	11/10/23		\$17,487	11/29/23	Combined comments sent to CTA 11/29/23	\$17,487.42		1	MC
015	Structural Footing Modifications for UG Plumbing	PR-17	07/26/23	11/10/23	11/10/23		\$476	11/29/23		\$454.95	2	12/07/23	MC
016	RFI #167 Resp Missing Drain	RFI-167	11/03/23	11/10/23	11/10/23		\$2,371	11/30/23	SMMA comments sent to CTA 11/30/23	\$2,371.45		1	MC
017	Plumbing Floor Drain Revisions	PR-4	07/11/23	12/06/23	12/06/23		-\$8,232		TRC to review 1/4/24	-\$8,231.84			MC
018	Door Hardware Revisions	PR-19	10/13/23	12/15/23	12/15/23		\$29,000.56		Need Design Team review	\$29,000.56		1	MC
019	CCD-01 Temp. Lights	CCD-01	11/10/23	12/22/23	12/22/23	_	\$11,917.34	01/03/24	Comments to CTA 1/3/24	\$11,917.34			MC
020	CCD-02 Phase 1 Extension (November 2023 Billing #1)	CCD-02	11/17/23	12/26/23	12/26/23		\$150,795.08		Needs Design Team & Hill Review	\$150,795.08			MC
021													
022					•								
												1	
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					•								
TOTAL			_			\$0	\$381,685			\$491,692.20			

INITIAL BASE CONTRACT VALUE	\$85,278,142
TOTAL HARD COST CONTINGENCY	\$4,560,174

		% of Base
Total Approved Omissions	\$0	0.000%
Total Approved Errors	\$0	0.000%
Total Approved Owner Scope Changes	\$0	0.000%
Total Approved 3rd Party Scope Changes	\$0	0.000%
Total Approved Misc Changes & Unforeseen Conditions	\$103,142	0.121%
Total Approved	\$103,142	0.121%

T	otal Remaining in Contingency To Date	\$4,457,032

		% of Base
Total Projected Omissions	\$0	0.000%
Total Projected Errors	\$0	0.000%
Total Projected Owner Scope Changes	\$3,723	0.004%
Total Projected 3rd Party Scope Changes	\$6,049	0.007%
Total Projected Misc Changes & Unforeseen Conditions	\$481,921	0.565%
Total Projected	\$491,692	0.577%

Total Remaining in Contingency if Projected is Approved	
	\$4,068,482

CO #	<u>Value</u>	<u>Date</u>
1	\$31,023.00	

PCO-CO Log Page 1 of 2



Change

Order

Current Amount

Reason Code

Date CO

Approved

2 \$72,118.96 3 \$0.00 4 \$5.00 5 \$0.00 6 \$0.00 7 \$0.00 8 \$0.00 9 \$5.00 10 \$0.00 11 \$0.00 12 \$0.00 13 \$0.00 14 \$5.00 15 \$0.00 15 \$0.00 16 \$0.00 17 \$0.00 18 \$0.00 20 \$0.00 21 \$0.00 21 \$0.00 22 \$0.00 23 \$0.00 24 \$0.00 25 \$0.00 26 \$0.00 27 \$0.00 28 \$0.00 29 \$0.00 29 \$0.00 29 \$0.00 20 \$0.00 21 \$0.00 22 \$0.00 23 \$0.00 24 \$0.00 25 \$0.00 26 \$0.00 27 \$0.00 28 \$0.00 29 \$0.00 30 \$0.00 31 \$0.00		
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Estimated

Amount

(Estimate by

Hill)

Date

Submitted

by GC

OPM/DT

Response

Date

Comments

GC Initial

Amount

PCO-CO Log Page 2 of 2

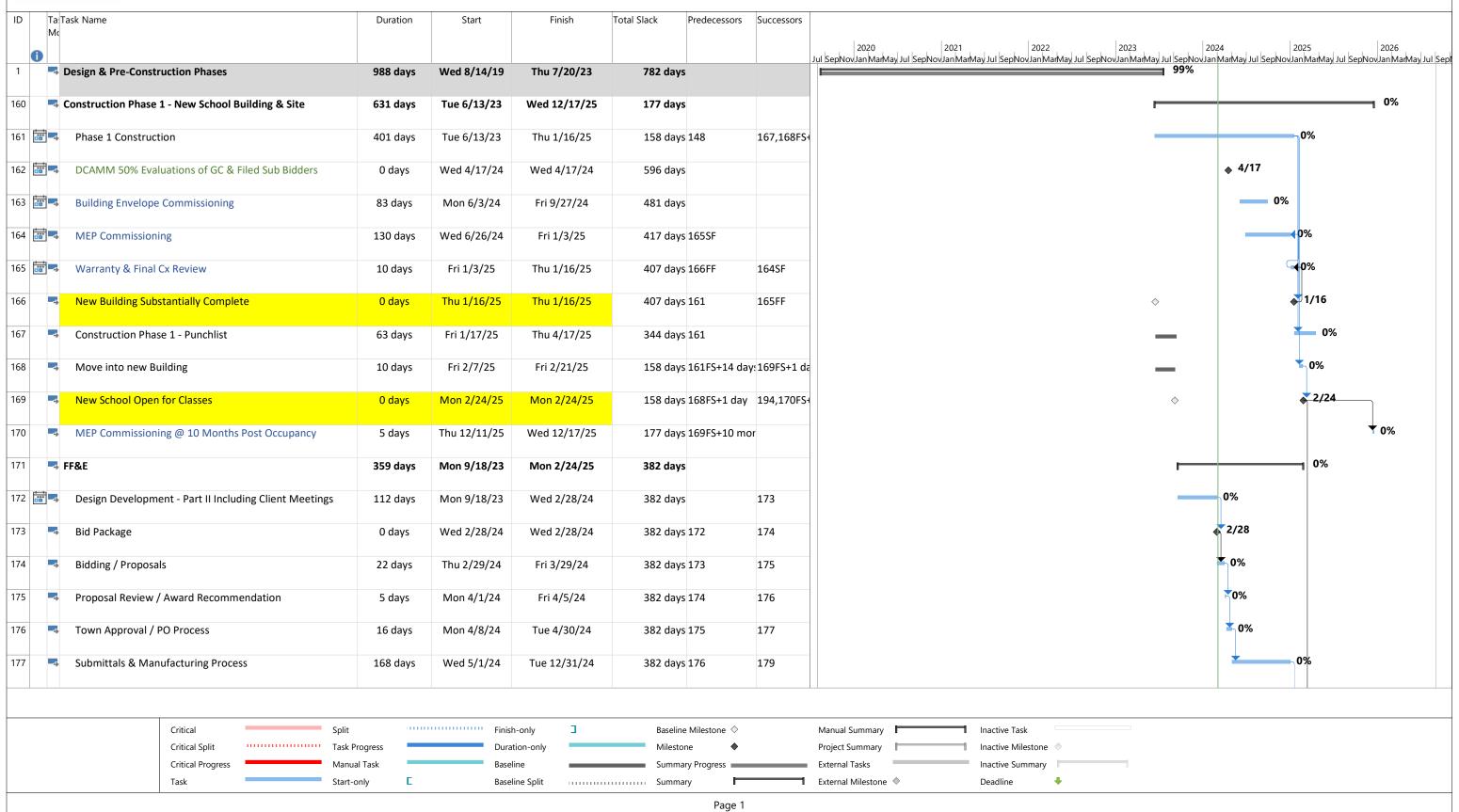


Schedule Update



Concord Middle School Project Schedule UPDATE December 31, 2023

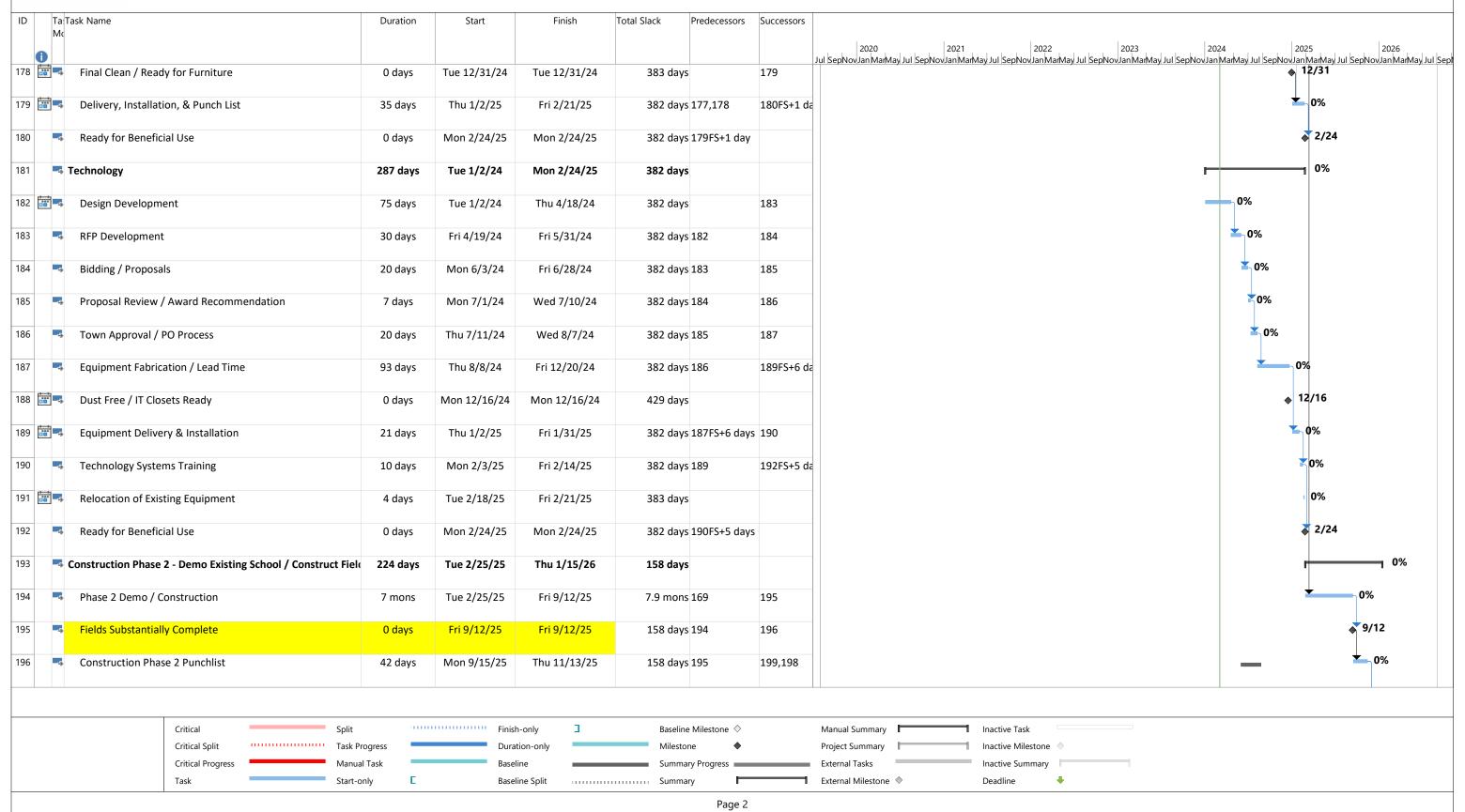






Concord Middle School Project Schedule UPDATE December 31, 2023

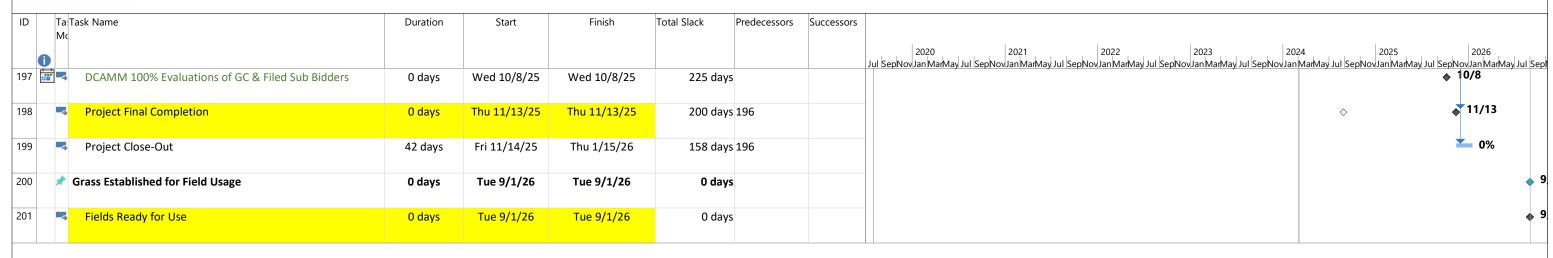






Concord Middle School Project Schedule UPDATE December 31, 2023







Construction Update

Concord Middle School

CMSBC Meeting December 21, 2023







Construction Update

Building C

- Concrete slab-on-deck 100% complete
- Concrete slab-on-grade 60% complete (C2 remains)
- Spray applied fireproofing 30% complete
- Exterior wall framing ongoing including roof parapet, sheathing commenced 12/20
- Building wrap and heat provided for spray fireproofing and concrete
- Interior framing layout started
- Mechanical duct installation started

Buildings B

- Steel erection complete, detailing ongoing
- Underground plumbing complete; electrical ongoing

Buildings A

- Footings and foundation walls 100% complete on 11/30
- Underground plumbing complete; electrical ongoing
- Steel erection complete on 12/8, detailing and decking ongoing





Construction Update

Site Work

- Ramp/site cast-in-place wall foundations in progress at south elevation
- Installation of pre-cast retaining wall at south elevation
- Stormwater 85% complete for Phase 1
- Sanitary 75% complete for Phase 1
- Fire hydrant system filled with water

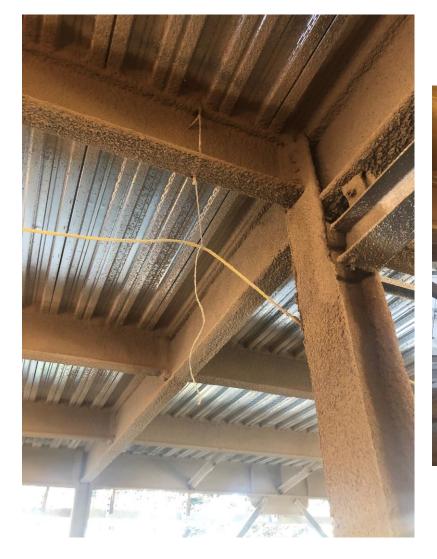
Other Highlights

- Building mock-up construction ongoing. AVB inspected and accepted by BECx. To be performance tested in January 2024 post window installation.
- CCD #002 Issued to CTA on 11/17 adjusting Phase 1
 Substantial Completion to January 16, 2025 and allowing for reimbursement of specific winter conditions; tracking in progress, reviewed weekly with TRC.





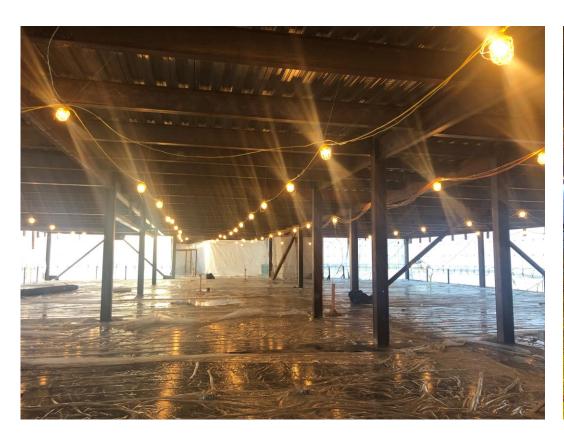
Site Photographs: Building C Spray Fireproofing







Site Photographs: Building C Concrete Slabs

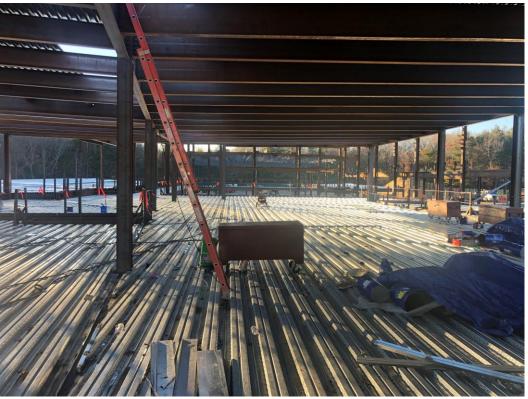






Site Photographs: Building B & A Steel Progress







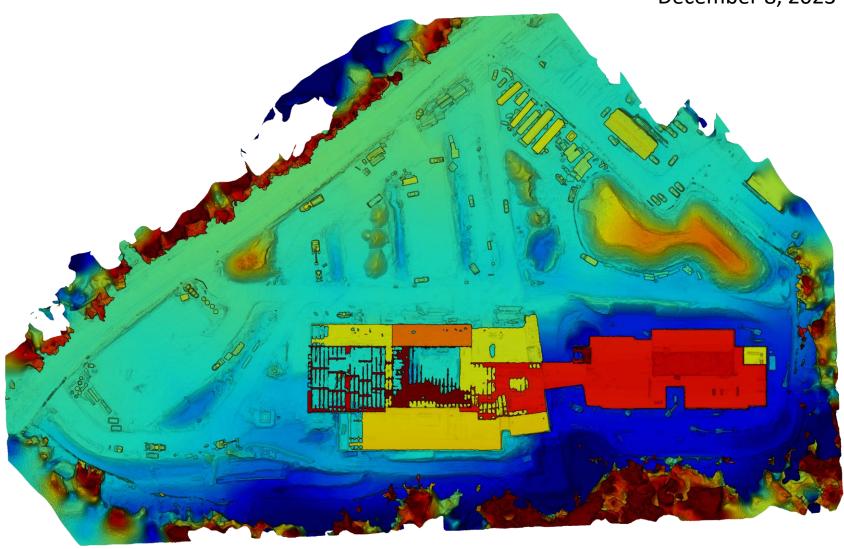
Site Photographs: Drone Captures





Site Photographs: Drone Captures

December 8, 2023







Meeting Minutes



Concord Middle School Building Committee

Dawn Guarriello, Co-Chairperson

Pat Nelson, Co-Chairperson

Meeting Minutes Thursday, December 21st, 2023

Call to Order:

- Co-Chair D. Guarriello called the meeting to order at 7:30AM.
- The recording of this meeting: Concord Middle Zoom

Name	Present	Name	Present	Name	Present	
	CONCOR	D MIDDLE SCHOOL B	UILDING COMN	AITTEE:		
Alexa Anderson*	P	Peter Fischelis*	NP	Chris Popov*	P	
Robert Conry	P	Russ Hughes	NP	Charlie Parker*	P	
Court Booth*	P	Dawn Guarriello*	P	Matt Root*	P	
Heather Bout*	P	Laurie Hunter*	P	Steven Stasheski*	P	
Timothy Hult*	P	Mark Howell*	P	Eric Simms	P	
Justin Cameron	P	Kerry Lafleur	NP			
Gail Dowd	P	Pat Nelson*	P			
		Hill Internati	ional			
Peter Martini	P	Ian Parks	P			
Hunter Apteker	P	Jonathan Teixeira	P			
SMMA / Ewing Cole						
Lorraine Finnegan	NP	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

Approval of Meeting Minutes

• CMSBC meeting minutes from November 16th.

Motion:	Approve November 16th, 2023 meeting minutes CMSBC meeting minutes as written.				
Motioned by	Matt Root				
Seconded by	Mark Howell				
Y = Approve					
Y = Approve N = Reject					
Motion carries to a	approve the meeting minutes unamended by unanimous vote, one abstained.				

Correspondence/Communication

No correspondence since the last meeting

- The team discussed milestone-based construction updates.
 - o Heather Bout notified the team that the Concord Bridge, Minuteman Media, and the Concord Journal had great coverage of the topping-off ceremony.

OPM Update

- Technical Review Committee & Financial Update:
 - In November, project expenditures which consisted of Hill, SMMA, and CTA invoices were \$4,605,138.07. Total expenditures on the project to date total \$25,923,038.
 - Hill reviewed contingency and invoices received this period with the project team.
 - Change Order #2 was reviewed. A motion was made to approve by Mark Howell and approved by Chris Popov to execute this for \$72,118.96.

Dawn Guarriel

Concord Middle School Building Committee

Dawn Guarriello, Co-Chairperson Pat Nelson, Co-Chairperson

Meeting Minutes Thursday, December 21st, 2023

- Construction/General Contractor Update:
 - o Hill presented a construction/contractor progress update presentation which included site pictures taken by Hill's full time site manager.
 - Building C
 - Concrete slab-on-deck 100% complete
 - Concrete slab-on-grade 60% complete (C2 remains)
 - Spray applied fireproofing 30% complete
 - Exterior wall framing ongoing including roof parapet, sheathing commenced 12/20
 - Interior framing layout started
 - Mechanical duct installation started
 - Building B
 - Steel erection complete, detailing ongoing
 - Underground plumbing complete, electrical ongoing
 - Building A
 - Footings and foundation walls 100% complete on 11/30
 - Underground plumbing complete; electrical ongoing
 - Steel erection complete on 12/8
 - Site Work
 - Ram/site cast-in-place wall foundations in progress at south elevation
 - Installation of pre-cast retaining wall at south elevation
 - Stormwater 85% complete for Phase 1
 - Sanitary 75% complete for Phase 1
 - Fire hydrant system filled with water
 - Building mock-up construction ongoing. AVB inspected and accepted by BECx. To be performance tested in January 2023 post window installation
 - CCD #002 issued to CTA on 11/17 adjusting Phase 1 Substantial Completion to January 26, 2025 and allowing for reimbursement of specific winter conditions; tracking in progress, reviewed weekly with TRC.
 - Upcoming
 - Completing Building A foundations
 - Building A Steel Erection Topping Off Dec 1
 - Spray Fireproofing
 - Continue Concrete Slabs

CPC Funding.

L. Hunter mentioned that the team is waiting to hear back from the town in regard to CPC funding.

New Business

No new business.

Public Comment

No new business.

Next Steps / Meeting

• The next CMSBC meeting will be held on Thursday, January 18th, 2023, at 7:30AM.

Adjourn

• The meeting was adjourned at 8:14 AM.