



# **Concord Middle School Project**

## **Project Manager Report**

### **September 2023**





## **CONCORD MIDDLE SCHOOL PROJECT**

### **PROJECT MANAGER'S REPORT SEPTEMBER 2023**

#### **TABLE OF CONTENTS**

##### **1. Executive Summary**

##### **2. Project Dashboard**

- a. Project Dashboard dated September 30th, 2023

##### **3. Financial Update**

- a. Budget Summary dated September 30th, 2023
- b. Cash Flow Summary and Graph dated September 30th, 2023
- c. Technical Review Committee Update dated September 30th, 2023
- d. PCO Log dated September 30th, 2023

##### **4. Schedule Update**

- a. Master Project Schedule dated September 30<sup>th</sup>, 2023
- b. CTA 3 week look ahead dated September 3<sup>rd</sup>, 2023
- c. CTA 3 week look ahead dated September 11<sup>th</sup>, 2023
- d. CTA 3 week look ahead dated September 19<sup>th</sup>, 2023
- e. CTA 3 week look ahead dated September 26<sup>th</sup>, 2023

##### **5. Construction Update**

- a. Hill Construction Update Presentation dated September 21st, 2023

##### **6. Meeting Minutes**

- a. Concord Middle School Building Committee meeting minutes dated September 21st, 2023 (Approved)



# **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 **September 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 September 21<sup>st</sup>. Hill facilitated Leadership Team meetings on September 5<sup>th</sup>, 12<sup>th</sup>, 19<sup>th</sup>, and 25<sup>th</sup>; weekly Owner/Architect/Contractor (OAC) meetings on September 5<sup>th</sup>, 12<sup>th</sup>, 19<sup>th</sup>, and 25<sup>th</sup>; and weekly Technical Review Committee (TRC) meetings on September 7<sup>th</sup>, 14<sup>th</sup>, 21<sup>th</sup>, and 28<sup>th</sup>. Hill and SMMA attended weekly RFI/Submittal coordination meetings with CTA on September 4<sup>th</sup>, 11<sup>th</sup>, 18<sup>th</sup>, and 24<sup>th</sup>. Hill and SMMA facilitated an FF&E Kick-Off meeting on September 6<sup>th</sup> and a site tour with CPS on September 26<sup>th</sup>.

### Milestones

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

- Site preparation: CTA maintained the established construction entrances on Old Marlboro Road and continued to set up the temporary trailer.
- Site Work: Phase 1A and 1B work continued. C.C. Construction continued stockpiling and began excavations at the west end of the site for the underground water infiltration systems. Foundation cuts, forms, and rebar placement at building part B occurred. Footing and retaining wall placements were made at building part B throughout the month. C.C Construction began placing imported structural fill within the footprint of Building C in preparation for steel erection at the end of the month/beginning of October.
  - Fenagh Engineering and Testing conducted rebar inspections which continued throughout the month. They were also present for all footing and retaining wall concrete placements and provided reporting to Hill International and SMMA. SMMA's Geotech subconsultant was present weekly throughout the month to witness foundation cuts and excavation around the site.
  - Site work occurred next to the Building C footprint in order to prepare the crane delivery according to the steel erection meeting held with CTA, Hill, and TC Iron on September 25<sup>th</sup>.
- MEP work: Underground MEP work was completed in Building C and preparatory excavation has begun in Building B.
- Procurement/Contracts: A new commitment of \$4,025 for legal invoices (received in the month of August) was completed this month.
- Construction Baseline Schedule: Hill continued to request a baseline schedule revision from CTA. CTA is claiming that they were delayed by the Town through a delayed issuance of the NTP. Negotiations between the Town and CTA continued throughout the month of September in an effort to bring resolution to this matter.
- CMSBC meeting: On September 21<sup>st</sup> the project team met with the CMSBC to provide an update on construction progress, financial approvals made by the Technical Review Committee, and to discuss the application for CPC funding progress.

# Town of Concord

## Concord Middle School Project



### ***Milestones projected for the coming months are:***

- Continue foundation at building parts B and A
- Continue formwork and rebar at building parts B and A
- Commence steel work at building part C

### ***Issues & Challenges***

- Finalization of the construction baseline schedule by CTA
- Coordinating PV scope with CMLP and SDA
- Improving erosion control to limit re-work from heavy rain

### ***Schedule***

Major milestones are as follows:

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

# Town of Concord

## Concord Middle School Project



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.

### Construction Metrics

| Month          | 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 |
|----------------|----------------|----------------|---------------------|---------------------|--------------------------|-----------------------|-------------------|----------------------|--------------------|
| September 2023 | 27             | 25             | 136                 | 133                 | 0                        | \$0                   | 0                 | 0                    | -                  |

### Cash Flow

Total project budget is \$111,516,000.

Total encumbered to date is \$98,384,278

Total spent to date is \$12,566,516 which is 12.8% of total encumbered.

Total spent on construction to date is \$4,931,106 which is 5.8% 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







# Financial Update



September 30, 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)        |
| Description                              | BUDGET        |                    |                 | COST            |                   |                     |                     | CASH FLOW            |              |
|  | Intial Budget | Authorized Changes | 5/4/23 Approved | Committed Costs | Uncommitted Costs | Forecast Costs      | Total Project Costs | Expenditures to Date | Balance      |
| 20 Construction                          |               |                    |                 |                 |                   |                     |                     |                      |              |
| Construction                             | \$80,000,000  | \$5,175,000        | \$85,175,000    | \$85,175,000    | \$0               | \$0                 | \$85,175,000        | \$4,931,107          | \$80,243,893 |
| Subtotal                                 | \$80,000,000  | \$5,175,000        | \$85,175,000    | \$85,175,000    | \$0               | \$179,273           | \$85,354,273        | \$4,931,107          | \$80,423,167 |
| 30 Architectural & Engineering           |               |                    |                 |                 |                   |                     |                     |                      |              |
| Designer - Basic Services                | \$6,590,600   | \$589,400          | \$7,180,000     | \$7,180,000     | \$0               | \$0                 | \$7,180,000         | \$5,029,000          | \$2,151,000  |
| 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            | \$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           | \$2,430              | \$251,585    |
| Subtotal                                 | \$8,281,000   | \$940,362          | \$9,221,362     | \$9,191,362     | \$30,000          | \$0                 | \$9,221,362         | \$6,247,845          | \$2,973,516  |
| 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         | \$939,362            | \$2,704,219  |
| 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        | \$11,855        | \$38,145          | \$0                 | \$50,000            | \$11,855             | \$38,145     |
| 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       | \$36,073        | \$263,927         | \$0                 | \$300,000           | \$20,152             | \$279,848    |
| Legal                                    | \$50,000      | -\$50,000          | \$0             | \$0             | \$0               | \$0                 | \$0                 | \$0                  | \$0          |
| Commissioning Agent                      | \$200,000     | -\$6,590           | \$193,410       | \$193,410       | \$0               | \$0                 | \$193,410           | \$32,542             | \$160,868    |
| Subtotal                                 | \$4,279,595   | \$521,048          | \$4,800,643     | \$4,017,916     | \$782,727         | \$0                 | \$4,800,643         | \$1,387,564          | \$3,413,080  |



September 30, 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 | 5/4/23 Approved   | Committed Costs | Uncommitted Costs   | Forecast Costs           | Total Project Costs   | Expenditures to Date | Balance      |
| 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  | \$6,583,910        | \$101,822,005     | \$98,384,278    | \$3,437,727         | \$179,273                | \$102,001,278         | \$12,566,516         | \$89,434,763 |
| 70 Project Contingency                                       |               |                    |                   |                 |                     |                          |                       |                      |              |
| Construction Contingency                                     | \$4,000,000   | \$591,197          | \$4,591,197       |                 | Current Contingency | Potential Risk           | Potential Contingency |                      |              |
| Construction Bid Savings Contingency                         | \$0           | \$2,245,207        | \$2,245,207       |                 | \$4,591,197         | -\$179,273               | \$4,411,924           |                      | \$4,411,924  |
| Owner's Contingency  | \$761,905     | \$76,374           | \$838,279         |                 | \$2,245,207         | \$0                      | \$2,245,207           |                      | \$2,245,207  |
| Subtotal   | \$4,761,905   | \$2,912,778        | \$7,674,683       |                 | \$838,279           | \$0                      | \$838,279             |                      | \$838,279    |
|  |               |                    |                   |                 | \$7,674,683         | -\$179,273               | \$7,495,410           |                      | \$7,495,410  |
| Project Sub-Total Incl. Contingency                          | \$100,000,000 | \$9,496,688        | \$109,496,688     | \$98,384,278    | \$11,112,410        | \$0                      | \$109,496,688         | \$12,566,516         | \$96,930,172 |
| Bid Contingency  | \$0           | \$2,019,312        | \$2,019,312       |                 | \$2,019,312         |                          | \$2,019,312           |                      | \$2,019,312  |
| Project Total  | \$100,000,000 | \$11,516,000       | \$111,516,000     | \$98,384,278    | \$13,131,722        | \$0                      | \$111,516,000         | \$12,566,516         | \$98,949,484 |
| *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  | 07/13/23      | \$85,175,000       | 142,567           | \$597.44        |                     |                          |                       |                      |              |

**Concord Middle School**  
**Estimated Project Cash Flow**



|  | Month |        | OPM +<br>Commissioning | Designer &<br>Consultants | FF&E & Misc.<br>Admin. | Construction | Contingency | Estimated<br>Expenditures | Actual<br>Expenditures | Estimated<br>Cumulative<br>Expenditures | Actual<br>Cumulative<br>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 Procces                                   | 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 &<br>Construction Documents | 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                          |
|  | 31    | Apr-22 | \$53,017               | \$436,495                 |                        |              |             | \$489,512                 | \$382,447              | \$2,656,332                             | \$1,694,528                          |
|  | 32    | May-22 | \$53,017               | \$436,495                 |                        |              |             | \$489,512                 | \$733,550              | \$3,145,844                             | \$2,428,078                          |
|  | 33    | Jun-22 | \$47,017               | \$436,495                 |                        |              |             | \$483,512                 | \$347,075              | \$3,629,356                             | \$2,775,153                          |
|  | 34    | Jul-22 | \$107,867              | \$424,658                 |                        |              |             | \$532,525                 | \$477,057              | \$4,161,881                             | \$3,252,210                          |
|  | 35    | Aug-22 | \$56,117               | \$424,658                 |                        |              |             | \$480,775                 | \$409,458              | \$4,642,655                             | \$3,661,667                          |
|  | 36    | Sep-22 | \$52,165               | \$424,658                 |                        |              |             | \$476,823                 | \$494,364              | \$5,119,478                             | \$4,156,031                          |
|  | 37    | Oct-22 | \$52,165               | \$424,658                 |                        |              |             | \$476,823                 | \$408,543              | \$5,596,300                             | \$4,564,574                          |
|  | 38    | Nov-22 | \$52,165               | \$424,658                 |                        |              |             | \$476,823                 | \$462,832              | \$6,073,123                             | \$5,027,406                          |
|  | 39    | Dec-22 | \$96,165               | \$424,658                 |                        |              |             | \$520,823                 | \$402,048              | \$6,593,945                             | \$5,429,453                          |
|  | 40    | Jan-23 | \$59,815               | \$424,658                 |                        |              |             | \$484,473                 | \$553,814              | \$7,078,418                             | \$5,983,267                          |
|  | 41    | Feb-23 | \$54,778               | \$424,665                 |                        |              |             | \$479,443                 | \$446,298              | \$7,557,860                             | \$6,429,565                          |
| Bid  | 42    | Mar-23 | \$64,988               | \$127,350                 |                        |              |             | \$192,338                 | \$373,622              | \$7,750,198                             | \$6,803,187                          |
|  | 43    | Apr-23 | \$103,938              | \$127,350                 |                        |              |             | \$231,288                 | \$173,950              | \$7,981,486                             | \$6,977,137                          |
| J)   | 44    | May-23 | \$77,588               | \$96,200                  |                        |              |             | \$173,788                 | \$155,313              | \$8,155,274                             | \$7,132,449                          |
|  | 45    | Jun-23 | \$96,088               | \$126,000                 |                        | \$1,088,305  | \$326,367   | \$1,636,760               | \$1,122,979            | \$9,792,034                             | \$8,255,429                          |
|  | 46    | Jul-23 | \$97,578               | \$78,000                  |                        | \$1,241,721  | \$326,367   | \$1,743,666               | \$200,660              | \$11,535,700                            | \$8,456,089                          |
|  | 47    | Aug-23 | \$96,838               | \$78,000                  |                        | \$1,575,482  | \$326,367   | \$2,076,687               | \$2,354,936            | \$13,612,386                            | \$10,811,025                         |
|  | 48    | Sep-23 | \$94,838               | \$78,000                  |                        | \$3,654,301  | \$326,367   | \$4,153,506               | \$1,755,490            | \$17,765,892                            | \$12,566,516                         |
|  | 49    | Oct-23 | \$94,838               | \$70,000                  |                        | \$4,411,772  | \$326,367   | \$4,902,977               | \$0                    | \$22,668,869                            |                                      |
|  | 50    | Nov-23 | \$94,838               | \$70,000                  |                        | \$4,411,772  | \$326,367   | \$4,902,977               | \$0                    | \$27,571,845                            |                                      |

**Concord Middle School**  
**Estimated Project Cash Flow**



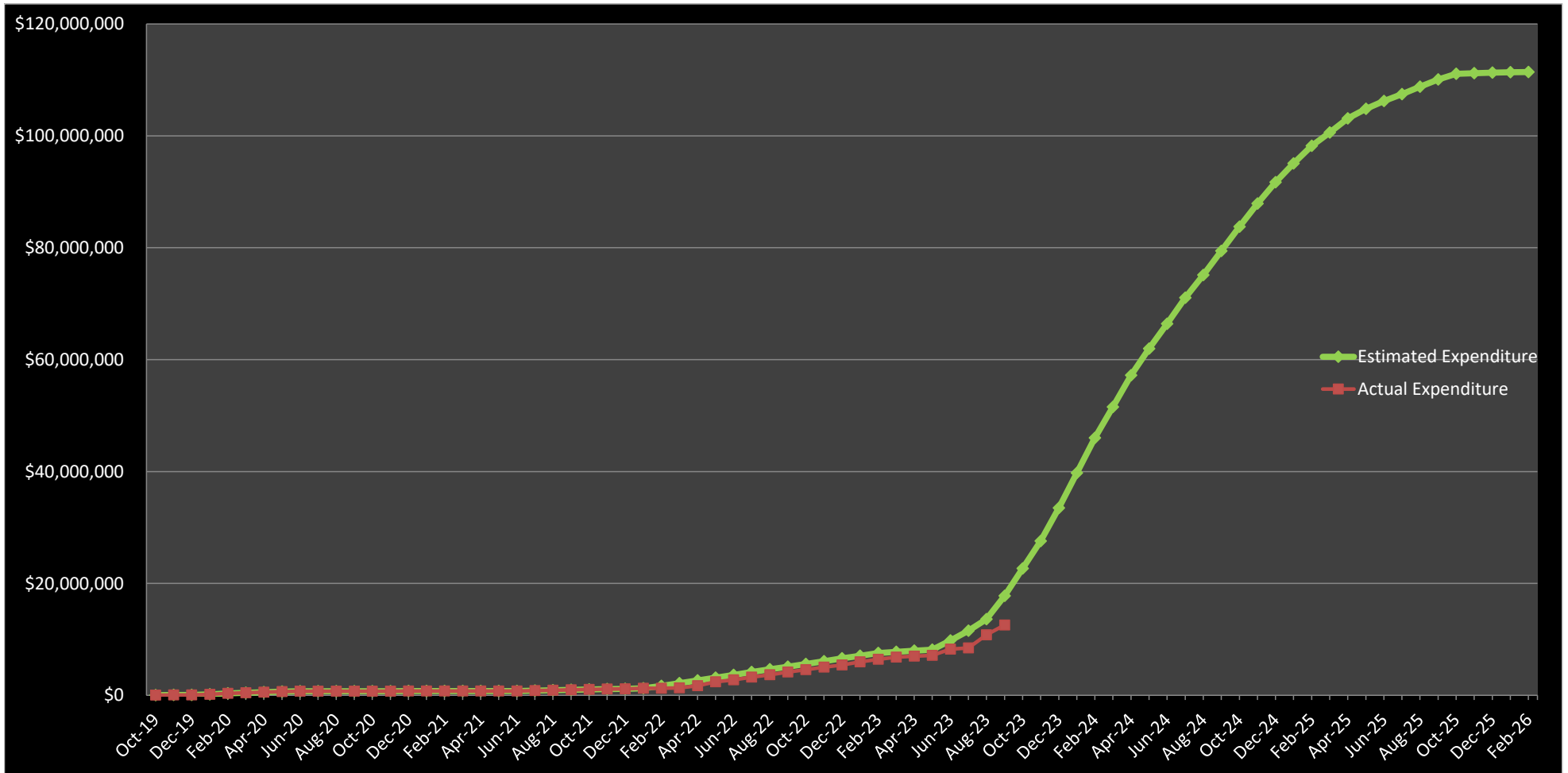
|                                   | Month | OPM + Commissioning | Designer & Consultants | FF&E & Misc. Admin. | Construction | Contingency  | Estimated Expenditures | Actual Expenditures | Estimated Cumulative Expenditures | Actual Cumulative Expenditures |
|-----------------------------------|-------|---------------------|------------------------|---------------------|--------------|--------------|------------------------|---------------------|-----------------------------------|--------------------------------|
| Construction Phase 1 (New School) | 51    | Dec-23              | \$94,838               | \$70,000            |              | \$5,411,952  | \$326,367              | \$5,903,157         | \$0                               | \$33,475,002                   |
|                                   | 52    | Jan-24              | \$94,838               | \$70,000            |              | \$5,782,381  | \$326,367              | \$6,273,586         | \$0                               | \$39,748,588                   |
|                                   | 53    | Feb-24              | \$94,838               | \$70,000            |              | \$5,782,381  | \$326,367              | \$6,273,586         | \$0                               | \$46,022,173                   |
|                                   | 54    | Mar-24              | \$94,838               | \$70,000            |              | \$5,020,713  | \$313,147              | \$5,498,698         | \$0                               | \$51,520,871                   |
|                                   | 55    | Apr-24              | \$94,838               | \$70,000            |              | \$5,056,824  | \$450,603              | \$5,672,265         | \$0                               | \$57,193,136                   |
|                                   | 56    | May-24              | \$94,838               | \$78,000            |              | \$4,134,947  | \$450,603              | \$4,758,388         | \$0                               | \$61,951,523                   |
|                                   | 57    | Jun-24              | \$94,838               | \$78,000            |              | \$3,826,169  | \$450,603              | \$4,449,610         | \$0                               | \$66,401,133                   |
|                                   | 58    | Jul-24              | \$94,838               | \$78,000            | \$60,000     | \$3,963,408  | \$450,603              | \$4,646,849         | \$0                               | \$71,047,982                   |
|                                   | 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                   |
| Phase 2 (Demo & Fields)           | 66    | Mar-25              | \$78,338               | \$84,000            | \$145,500    | \$1,651,891  | \$416,905              | \$2,376,634         | \$0                               | \$100,581,069                  |
|                                   | 67    | Apr-25              | \$78,338               | \$42,000            | \$145,500    | \$1,858,725  | \$416,905              | \$2,541,468         | \$0                               | \$103,122,537                  |
|                                   | 68    | May-25              | \$78,338               | \$42,000            | \$70,500     | \$1,101,254  | \$416,905              | \$1,708,997         | \$0                               | \$104,831,533                  |
|                                   | 69    | Jun-25              | \$78,338               | \$42,000            | \$120,500    | \$1,101,254  | \$34,396               | \$1,376,488         | \$0                               | \$106,208,021                  |
|                                   | 70    | Jul-25              | \$74,738               | \$42,000            |              | \$1,101,254  | \$34,388               | \$1,252,380         | \$0                               | \$107,460,401                  |
|                                   | 71    | Aug-25              | \$74,738               | \$103,200           |              | \$1,101,254  | \$34,388               | \$1,313,580         | \$0                               | \$108,773,981                  |
|                                   | 72    | Sep-25              | \$74,738               | \$92,200            |              | \$1,101,254  | \$34,388               | \$1,302,580         | \$0                               | \$110,076,561                  |
|                                   | 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                  |
| Closeout                          | 76    | Jan-26              | \$47,705               |                     |              |              | \$29,180               | \$76,885            | \$0                               | \$111,364,228                  |
|                                   | 77    | Feb-26              | \$41,855               |                     |              |              |                        | \$41,855            | \$0                               | \$111,406,083                  |
|                                   | 78    | Mar-26              | \$38,355               |                     |              |              |                        | \$38,355            | \$0                               | \$111,444,438                  |
|                                   | 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    | 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              | \$2,510,180         | \$0          | \$0          | \$0                    | \$2,865,634         |                                   |                                |
|                                   |       | Subtotal for FY '22 | \$873,839              | \$3,874,167         | \$0          | \$1,088,305  | \$326,367              | \$6,162,678         |                                   |                                |
|                                   |       | Subtotal for FY '23 | \$1,142,796            | \$880,000           | \$0          | \$50,310,415 | \$4,275,888            | \$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



September 30, 2023





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



September 19, 2023

**COMMITMENTS**

(gray items previously acknowledge/approved)

| FIRM | PO#<br>Amend # | Budget Adjustment (s)<br>(Y/N) | Action<br>(Acknowledgement) | Total Value |
|------|----------------|--------------------------------|-----------------------------|-------------|
|      |                |                                |                             |             |
|      |                |                                |                             |             |
|      |                |                                |                             |             |
|      |                |                                |                             |             |
|      |                |                                |                             |             |
|      |                |                                | TOTAL VALUE =               | \$0.00      |

**Budget Adjustments**

| Description                    | Contingency Use<br>(HCC/SCC) | Hard Cost Contingency | Soft Cost<br>Contingency |
|--------------------------------|------------------------------|-----------------------|--------------------------|
| Starting Value                 |                              | \$4,591,197.00        | \$838,279.00             |
|                                |                              |                       |                          |
| Prior Modifications            |                              |                       |                          |
|                                |                              |                       |                          |
|                                |                              |                       |                          |
|                                |                              |                       |                          |
|                                |                              |                       |                          |
|                                |                              |                       |                          |
| Sub-total Prior to this period |                              |                       | \$0.00                   |
|                                |                              |                       |                          |
| This period                    |                              |                       |                          |
|                                |                              |                       |                          |
|                                |                              |                       |                          |
|                                |                              |                       |                          |
| Sub-total this period          |                              | \$0.00                | \$0.00                   |
|                                |                              |                       |                          |
| Projected Balance:             |                              | \$4,591,197.00        | \$838,279.00             |

**INVOICES**

| FIRM               | INVOICE NO. | PAYMENT AMT.   |
|--------------------|-------------|----------------|
| Multivista         | 4158        | \$8,147.00     |
| Fenagh             | 7130-1      | \$2,430.00     |
| Hill International | 34          | \$79,925.00    |
| CTA                | 4           | \$1,664,988.39 |
|                    |             |                |
|                    |             |                |
|                    |             |                |
|                    |             | \$1,755,490.39 |

Town of Concord  
Concord Middle School  
Proposed Change Order Log  
September 30, 2023



| CR    | Description  | PR | Date Requested by Owner | Date Advisted by CM | Date Submitted by CM | Estimated Amount (Estimate by Hill) | CM Initial Amount | OPM/DT Response Date | Comments  | Current Amount | Change Order | Date CO Approved |
|-------|--|----|-------------------------|---------------------|----------------------|-------------------------------------|-------------------|----------------------|---|----------------|--------------|------------------|
| 001   | Concord Municipal Light Fees                                     | -  | -                       | -                   | 07/10/23             | \$0                                 | \$7,999           | 07/27/23             | Rejected  | \$0.00         |              |                  |
| 002   | Rem. & Repl. unsuitable material at Part B foundation excavation | -  | -                       | 07/25/23            | 08/09/23             | \$31,023                            | \$31,023          |                      | Geotech report 7.25.23 noted organic soils; disposal of soils had fixed unit price per contract, quantity verified via weight slips | \$31,023.00    |              |                  |
| 003   | Branch Circuit Updates & Device Coordination                     | 14 |                         |                     | 08/30/23             |                                     | \$4,304           |                      |   | \$4,303.74     |              |                  |
| 004   | Plumbing Misc. Pipe Revisions                                    | 5  |                         |                     | 08/30/23             |                                     | \$37,624          |                      |   | \$37,623.87    |              |                  |
| 005   | Plumbing Acid Neutralization Tank Revisions                      | 2  |                         |                     | 08/30/23             |                                     | \$74,032          |                      |   | \$74,032.43    |              |                  |
| 006   | Existing Middle School Repair Work                               |    |                         |                     | 08/31/23             |                                     | \$3,862           |                      |   | \$3,861.70     |              |                  |
| 007   | RFI #75 Resp. - Fiberglass Tank Upcharge for Corrosion           |    |                         |                     | 08/31/23             |                                     | \$16,458          |                      |   | \$16,457.90    |              |                  |
| 008   | Add Disconnect to Elevator Shaft                                 | 1  |                         |                     | 09/07/23             |                                     | \$5,922           |                      |   | \$5,921.71     |              |                  |
| 009   | Elec. Utility Requested Additional Conduits                      | 13 |                         |                     | 09/08/23             |                                     | \$6,049           |                      |   | \$6,048.86     |              |                  |
| 010   |  |    |                         |                     |                      |                                     |                   |                      |   |                |              |                  |
| 011   |  |    |                         |                     |                      |                                     |                   |                      |   |                |              |                  |
| 012   |  |    |                         |                     |                      |                                     |                   |                      |   |                |              |                  |
|       |  |    |                         |                     |                      |                                     |                   |                      |   |                |              |                  |
|       |  |    |                         |                     |                      |                                     |                   |                      |   |                |              |                  |
|       |  |    |                         |                     |                      |                                     |                   |                      |   |                |              |                  |
| TOTAL |  |    |                         |                     |                      | \$31,023                            | \$187,272         |                      |   | \$179,273.21   |              |                  |

|                             |              |
|-----------------------------|--------------|
| INITIAL BASE CONTRACT VALUE | \$85,175,000 |
| TOTAL HARD COST CONTINGENCY | \$4,591,197  |

|   |     | % 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 | \$0 | 0.000%    |
| Total Approved                                      | \$0 | 0.000%    |

|  |             |
|--|-------------|
| Total Remaining in Contingency To Date | \$4,591,197 |
|--|-------------|

|  |           | % of Base |
|--|-----------|-----------|
| Total Projected Omissions                            | \$0       | 0.000%    |
| Total Projected Errors                               | \$0       | 0.000%    |
| Total Projected Owner Scope Changes                  | \$3,862   | 0.005%    |
| Total Projected 3rd Party Scope Changes              | \$6,049   | 0.007%    |
| Total Projected Misc Changes & Unforeseen Conditions | \$169,363 | 0.199%    |
| Total Projected                                      | \$179,273 | 0.210%    |

|   |             |
|---|-------------|
| Total Remaining in Contingency if Projected is Approved | \$4,411,924 |
|---|-------------|





# Schedule Update



Concord Middle School  
Project Schedule UPDATE  
September 30, 2023



|                   |               |                |                    |                    |                    |
|-------------------|---------------|----------------|--------------------|--------------------|--------------------|
| 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  
September 30, 2023



| ID  | Task Name                              | Duration | Start        | Finish       | Total Slack |  |
|-----|--|----------|--------------|--------------|-------------|--|
| 176 | Town Approval / PO Process             | 16 days  | Mon 4/8/24   | Tue 4/30/24  | 382 days    |  |
| 177 | Submittals & Manufacturing Process     | 168 days | Wed 5/1/24   | Tue 12/31/24 | 382 days    |  |
| 178 | Final Clean / Ready for Furniture      | 0 days   | Tue 12/31/24 | Tue 12/31/24 | 383 days    |  |
| 179 | Delivery, Installation, & Punch List   | 35 days  | Thu 1/2/25   | Fri 2/21/25  | 382 days    |  |
| 180 | Ready for Beneficial Use               | 0 days   | Mon 2/24/25  | Mon 2/24/25  | 382 days    |  |
| 181 | Technology                             | 287 days | Tue 1/2/24   | Mon 2/24/25  | 382 days    |  |
| 182 | Design Development                     | 75 days  | Tue 1/2/24   | Thu 4/18/24  | 382 days    |  |
| 183 | RFP Development                        | 30 days  | Fri 4/19/24  | Fri 5/31/24  | 382 days    |  |
| 184 | Bidding / Proposals                    | 20 days  | Mon 6/3/24   | Fri 6/28/24  | 382 days    |  |
| 185 | Proposal Review / Award Recommendation | 7 days   | Mon 7/1/24   | Wed 7/10/24  | 382 days    |  |
| 186 | Town Approval / PO Process             | 20 days  | Thu 7/11/24  | Wed 8/7/24   | 382 days    |  |
| 187 | Equipment Fabrication / Lead Time      | 93 days  | Thu 8/8/24   | Fri 12/20/24 | 382 days    |  |
| 188 | Dust Free / IT Closets Ready           | 0 days   | Mon 12/16/24 | Mon 12/16/24 | 429 days    |  |
| 189 | Equipment Delivery & Installation      | 21 days  | Thu 1/2/25   | Fri 1/31/25  | 382 days    |  |
| 190 | Technology Systems Training            | 10 days  | Mon 2/3/25   | Fri 2/14/25  | 382 days    |  |
| 191 | Relocation of Existing Equipment       | 4 days   | Tue 2/18/25  | Fri 2/21/25  | 383 days    |  |
| 192 | Ready for Beneficial Use               | 0 days   | Mon 2/24/25  | Mon 2/24/25  | 382 days    |  |

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

Page 2



Concord Middle School  
Project Schedule UPDATE  
September 30, 2023



| ID  | Task Name   | Duration | Start        | Finish       | Total Slack |  |
|-----|---|----------|--------------|--------------|-------------|--|
| 193 | Construction Phase 2 - Demo Existing School / Construct Field | 224 days | Tue 2/25/25  | Thu 1/15/26  | 158 days    |  |
| 194 | Phase 2 Demo / Construction                                   | 7 mons   | Tue 2/25/25  | Fri 9/12/25  | 7.9 mons    |  |
| 195 | Fields Substantially Complete                                 | 0 days   | Fri 9/12/25  | Fri 9/12/25  | 158 days    |  |
| 196 | Construction Phase 2 Punchlist                                | 42 days  | Mon 9/15/25  | Thu 11/13/25 | 158 days    |  |
| 197 | DCAMM 100% Evaluations of GC & Filed Sub Bidders              | 0 days   | Wed 10/8/25  | Wed 10/8/25  | 225 days    |  |
| 198 | Project Final Completion                                      | 0 days   | Thu 11/13/25 | Thu 11/13/25 | 200 days    |  |
| 199 | Project Close-Out   | 42 days  | Fri 11/14/25 | Thu 1/15/26  | 158 days    |  |
| 200 | Grass Established for Field Usage                             | 0 days   | Tue 9/1/26   | Tue 9/1/26   | 0 days      |  |
| 201 | Fields Ready for Use  | 0 days   | Tue 9/1/26   | Tue 9/1/26   | 0 days      |  |

|                   |               |                |                    |                    |                    |
|-------------------|---------------|----------------|--------------------|--------------------|--------------------|
| 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           |

[illegible]

9/11/2023

|  |   |    |    |    |    |    |    | Sept |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|--|---|----|----|----|----|----|----|------|----|----|----|----|----|----|----|----|----|----|----|----|----|--|
|  |   | 10 | 11 | 12 | 13 | 14 | 15 | 16   | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 |  |
|  |   | S  | M  | T  | W  | T  | F  | S    | S  | M  | T  | W  | T  | F  | S  | S  | M  | T  | W  | T  | F  |  |
|  | Meetings  |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  | OAC Meetings (1:00AM)                                 |    |    | X  |    |    |    |      |    |    | X  |    |    |    |    |    |    | X  |    |    |    |  |
|  | Sub Foreman meetings                                  |    |    | X  |    |    |    |      |    |    | X  |    |    |    |    |    |    | X  |    |    |    |  |
|  | MEP Coordination                                      |    |    |    |    |    | X  |      |    |    |    |    |    | X  |    |    |    |    |    |    | X  |  |
|  | Construction Activity                                 |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  | Start infiltration #1                                 |    |    | X  | X  | X  | X  |      |    | X  | X  | X  |    |    |    |    |    |    |    |    |    |  |
|  | Subgrade slab base C1 area                            |    | X  | X  | X  | X  | X  |      |    | X  | X  | X  | X  | X  |    |    |    |    |    |    |    |  |
|  | Ongoing Back fill interior and exterior C building    |    | X  | X  | X  | X  | X  |      |    | X  | X  | X  | X  | X  |    |    |    |    |    |    |    |  |
|  | Ongoing A & B footing excavations                     |    | X  | X  | X  | X  | X  |      |    | X  | X  | X  | X  | X  |    |    | X  | X  | X  | X  | X  |  |
|  | Ongoing back fill footing and walls. A & B            |    | X  | X  | X  | X  | X  |      |    | X  | X  | X  | X  | X  |    |    | X  | X  | X  | X  | X  |  |
|  | Ongoing erosion and sediment control as needed        |    | X  | X  | X  | X  | X  |      |    | X  | X  | X  | X  | X  |    |    | X  | X  | X  | X  | X  |  |
|  | Concrete placement footings and walls. A& B,          |    |    |    | X  |    |    |      |    |    | X  |    | X  |    |    |    |    | X  |    | X  |    |  |
|  | Ongoing UG plumbing C building, Waste piping and tank |    | X  | X  | X  | X  | X  |      |    | X  | X  | X  | X  | X  |    |    | X  | X  | X  | X  | X  |  |
|  | Start UG conduit C building. C1 area                  |    |    |    |    | X  | X  |      |    | X  | X  | X  | X  | X  |    |    |    |    |    |    |    |  |
|  | Dampproofing A &B building                            |    |    |    |    | X  | X  |      |    | X  | X  | X  | X  | X  |    |    |    |    |    |    |    |  |
|  | Start Site wall C building                            |    |    |    |    | X  | X  |      |    | X  | X  | X  | X  | X  |    |    | X  | X  | X  | X  | X  |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |
|  |   |    |    |    |    |    |    |      |    |    |    |    |    |    |    |    |    |    |    |    |    |  |

X = Ac **CTA** Construction Managers

**X = Activity Work Day**

[illegible]

9/26/2023

[illegible]





# Construction Update

# Concord Middle School

CMSBC Meeting  
September 21, 2023





# Construction Update

- Successful transition back to school.
- Temp parking , playground, and basketball court now in use.
- COMPLETE – parking lot lanes established with asphalt binder course.
- COMPLETE – Building C Foundations including anchor bolts for steel. Ready for Structural Steel.
- SWPPP being maintained. No impacts to abutters.
  - Hydroseed placed on large loam pile to control erosion.
  - Improvements made to the project perimeter to ensure no flooding / movement of sediment outside of the construction limits.





# Construction Update

- ONGOING - Building A Foundations, 60% complete. Projected to be done by end of September.
- ONGOING - Building B Foundations, 25% complete. Projected to be done by mid-October.
- ONGOING – Building C underslab electrical and plumbing, waterproofing, insulation and backfill in preparation for slab on grade.
- ONGOING – Building A underground utilities recently commenced.
- ONGOING - Storm water retention installation.
- Transition to Structural Steel in October





# Site Photographs: Building C Backfill





# Site Photographs: Building C Electrical & Plumbing





# Site Photographs: Stormwater Retention





# Meeting Minutes





# Concord Middle School Building Committee

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

## Meeting Minutes Thursday, September 21<sup>st</sup>, 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 |
|--|---------|-------------------|---------|-------------------|---------|
| <b>CONCORD MIDDLE SCHOOL BUILDING COMMITTEE:</b> |         |                   |         |                   |         |
| Alexa Anderson*                                  | P       | Peter Fischelis*  | NP      | Chris Popov*      | P       |
| Robert Conry                                     | P       | Russ Hughes       | P       | Charlie Parker*   | NP      |
| Court Booth*                                     | P       | Dawn Guarriello*  | P       | Matt Root*        | P       |
| Heather Bout*                                    | P       | Laurie Hunter*    | P       | Steven Stasheski* | P       |
| Frank Cannon*                                    | NP      | Mark Howell*      | P       | Eric Simms        | P       |
| Justin Cameron                                   | P       | Kerry Lafleur     | NP      |                   |         |
| Gail Dowd  | P       | Pat Nelson*       | P       |                   |         |
| <b>Hill International</b>                        |         |                   |         |                   |         |
| Peter Martini                                    | P       | Ian Parks         | P       |                   |         |
| Hunter Apteker                                   | P       | Jonathan Teixeira | P       |                   |         |
| <b>SMMA / Ewing Cole</b>                         |         |                   |         |                   |         |
| 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 August 24<sup>th</sup>.

|  |   |
|--|---|
| <b>Motion:</b>   | <b>Approve August 24<sup>th</sup>, 2023 meeting minutes CMSBC meeting minutes as written.</b> |
| Motioned by  | M. Howell   |
| Seconded by  | S. Stasheski  |
| Y = Approve (8)<br>N = Reject<br>Motion carries to approve the meeting minutes unamended by unanimous vote.<br>Note: Two (2) voting members were not present for the vote. Two (3) members abstained from the vote having not been at the meeting in question. |   |

### Correspondence/Communication

- One email was sent from the public to the CMSBC since the meeting on August 24<sup>th</sup>, 2023:
  - The email asked if the project team was looking into electromagnetic interference in the solar design.
    - Email will be forwarded to the CMLP, however the member of the public noted they would reach out to the CMLP directly.
- The team discussed milestone-based construction updates.
  - Instead of weekly, biweekly, or monthly updates, the project team will send out milestone-based construction updates using the same channels as before.



## Concord Middle School Building Committee

Dawn Guarriello, Co-Chairperson

Pat Nelson, Co-Chairperson

### Meeting Minutes Thursday, September 21<sup>st</sup>, 2023

#### OPM Update

- *Technical Review Committee & Financial Update:*
  - In August, project expenditures which consisted of Hill, SMMA, and CTA invoices were \$1,755,490. Total expenditures on the project to date total \$12,566,516.
    - Hill reviewed contingency and invoices received this period with the project team.
  - Hill presented Change Order #1 to remove organic soils, reviewed by the TRC, and recommended approval to the SBC.
    - A motion to approve was made by Heather Bout and seconded by Court Booth.
- *Construction/General Contractor Update:*
  - Hill presented a construction/contractor progress update presentation which included site pictures taken by Hill's full time site manager.
    - Temp Parking /Playground Area – in use
    - Completed – parking lot lanes established with binder course
    - Completed - Concrete foundations for Building C is ready for structural steel
    - SWPPP is being maintained to prevent erosion, no large impacts to abutters
    - Ongoing – Building A foundation, 60% complete with projected end of September completion
    - Ongoing – Loam screening
    - Ongoing – Building B foundations, 25% complete with projected mid-October completion
    - Ongoing – Building C under slab
    - Ongoing – Building A underground
  - L. Hunter shared the new project address with the CMSBC: 923 Old Marlborough Road
  - Hill presented CTA's approved baseline schedule, changing the substantial completion date to 1/16 but maintaining the school opening date of 2/25.
    - The baseline schedule dates were approved, and CTA will prepare an updated baseline schedule.

#### CPC Funding

- L. Hunter informed the CMSBC that the school submitted an application to the CPC for funding up to \$250,000 to subsidize the funds already allocated at Town meeting with the goal to borrow less than what was voted at Town meeting.
  - A meeting is scheduled for October 14<sup>th</sup>.

#### New Business

- I. Parks informed the CMSBC that Hunter Apteker is replacing John Cutler for Hill.

#### Public Comment

- No new business.

#### Next Steps / Meeting

- The next CMSBC meeting will be held on Thursday, October 19<sup>th</sup>, 2023, at 7:30AM.

#### Adjourn

- P. Nelson adjourned the meeting at 8:14AM.