

**JOHN R. PIERCE SCHOOL**

**Brookline, MA**



**OPM Monthly Project Update Report**

**December 2022**

FS	<b>SD</b>	DD	CD	BIDDING	CONSTRUCTION	CLOSEOUT	SITE
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During the month of December, the Project Team focused on responding to questions from the MSBA on the Schematic Design Submission prior to the December 21, 2022 MSBA Board of Directors Meeting. At the Board Meeting, the Project was approved and a Project Scope and Budget Agreement is underway. The Town has requested an extension of the 120-day deadline in which to execute to the Project Funding Agreement. The Town needs to extend the timeframe for execution until June 2023 to allow the Town Vote and Election to occur in May 2023

The Project's remaining milestone dates are:

- May 2023 Town Meeting Vote and Debt Exclusion Override Election

### **I. TASKS COMPLETED THROUGH DECEMBER 2022**

The following tasks were completed in the month of December 2022:

12/05/22	Submit Project Team's Responses to the MSBA Schematic Design Review Comments
12/05/22	Town submitted Request to Extend the PFA Timeframe for Execution
12/07/22	Submit November Monthly Report Information to the Town and MSBA
12/13/22	December Building Commission Meeting
12/21/22	MSBA Board of Directors Meeting

### **II. TASKS PLANNED FOR JANUARY 2023**

The following tasks are planned for the month of January 2023:

01/03/23	Submit December Monthly Report Information to the Town and MSBA
01/04/23	Revise Project Budget MBSA Template to update reimbursement
01/05/23	Provide cash flow for MSBA approved budget
01/10/23	January Building Commission Meeting

### **III. PROJECT BUDGET OVERVIEW**

Expenditures against the budget totaled \$0.00 this month.

Refer to the attached Total Project Budget Status Report and Cash Flow Charts, dated December 31, 2022.

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**IV. PROJECT SCHEDULE OVERVIEW**

During the month of December, the Project Team responded to questions from MSBA and met with MSBA to review the Project Scope and Budget that will be submitted to the MSBA Board of Directors for approval. Several meetings were held to resolve the Total Project Budget and the MSBA reimbursement.

The Project is awaiting the December 21, 2022 MSBA Board of Directors Meeting for approval of the Project. After the SD Submission is approved by the MSBA, the project will need to secure funding through a Debt Exclusion Vote and a Town Meeting Vote in May 2023. The attached Preliminary Project Schedule has been updated to reflect these changes.

**V. CONTRACT AMENDMENTS/BUDGET TRANSFERS**

No Contract Amendments or Budget Transfers were required during the month of December 2022.

The Town signed the Feasibility Study Agreement Amendment No. 1 and returned to MSBA on December 13, 2022. The Town is awaiting the fully executed the Feasibility Study Agreement Amendment No. 1 from the MSBA.

**VI. MBE / WBE PARTICIPATION**

The Minority Business Enterprise (MBE) participation goal is 5.1% and for Women Business Enterprise (WBE) participation, the goal is 10%. Based on the Designer Subcontracts awarded for the Feasibility Study/Schematic Design Phase, the percentage of fee for MBE is 8.4% and WBE is 35.9% for a combined total MBE/WBE participation of 44.3%. The percentages will be updated for the later phases of Design Development through Closeout of the project.

The total of Designer's Workforce Participation for Minority and Women has not changed through the month of December 2022 and is as follows:

Minority Hours:	3,435.80	Minority Workforce Participation:	18.06%
Women Hours:	13,323.00	Women Workforce Participation:	70.03%
Total Hours Worked:	19,024.75		

There is no attached Workforce Participation Report this month as the Design Team is on hold until approval by the Town.

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**VII. COMMUNITY OUTREACH**

The Pierce School Building Project Website will be used throughout the project to keep the community up to date with the latest information. Approved meeting minutes and presentation materials will be posted to the website as well. To subscribe to project updates, please visit the website: <https://www.brookline.k12.ma.us/Page/2453>.

**VIII. ATTACHMENTS**

MSBA Online Report Submission, dated December 31, 2022  
Total Project Budget Status Report, dated December 31, 2022  
Monthly and Cumulative Cash Flow Reports, dated December 31, 2022  
OPM Amendment Status Log, dated December 31, 2022  
Architect/Engineer Amendment Status Log, dated December 31, 2022  
Construction Manager Amendment Status Log, dated December 31, 2022  
Preliminary Project Schedule, dated December 31, 2022

District Name	Brookline	MSBA ID	201800460040
School Name	Pierce	Project Name	
OPM Firm Name	Leftfield, LLC	School Building Committee Representative	Bernard Greene
Project Director	Jim Rogers	Total Project Budget (ProPay)	\$2,000,000
Designer Firm Name	Miller Dyer Spears Inc.	Encumbered (Reporting Period)	\$0
Principal	Will Spears	Encumbered (to Date)	\$1,881,077
General Contractor Firm Name	Consigli Construction Company, Inc.	Total Project Invoices Received (to Date)	\$1,815,360
General Contractor Contact Name	Jody Staruk	Project Completion Percentage	100%

**OPM** Leftfield, LLC

Progress Report as of Date 12/31/2022

**Contract Summary**

Original Contract Amount	\$325,000
Contract Amendments (to Date)	2
Value of Contract Amendments (to Date)	\$20,884
Total Contract Amount	\$345,884
Contract Amendments as Percentage of Original Contract Amount	6.4%

**Payment Summary**

Total Contract Amount	\$345,884
Invoices Paid (to Date)	\$345,884
Invoices Received (Reporting Period)	
Contract Amount Remaining	\$0

OPM Activities (Reporting Period)

- 12/05/22 Submit Project Team's Responses to the MSBA Schematic Design Review Comments
- 12/05/22 Town submitted Request to Extend the PFA Timeframe for Execution
- 12/07/22 Submit November Monthly Report Information to the Town and MSBA
- 12/13/22 December Building Commission Meeting
- 12/21/22 MSBA Board of Directors Meeting

Expenditures against the budget totaled \$0.00 this month.

Project Budget Status

Refer to the attached Total Project Budget Status Report and Cash Flow Charts, dated December 31, 2022.

MSBA Closeout Status

This Project has received approval of Schematic Design by MSBA and is awaiting the Town vote on the Project and the Debt Override Election.

Potential Issues

There are no potential issues to report at this time.

**DESIGNER**

Miller Dyer Spears Inc.

Progress Report as of Date 12/31/2022

**Contract Summary**

Original Contract Amount	\$1,294,466
Contract Amendments (to Date)	4
Value of Contract Amendments (to Date)	\$164,447
Total Contract Amount	\$1,458,913
Contract Amendments as Percentage of Original Contract Amount	12.7%

**Payment Summary**

Total Contract Amount	\$1,458,913
Invoices Paid (to Date)	\$1,393,196
Invoices Received (Reporting Period)	\$0
Contract Amount Remaining	\$65,717

**MBE/WBE**

MBE Percentage	5.1%
MBE Actual	8.4%
WBE Percentage	10.0%
WBE Actual	35.9%

**Workforce Participation**

Total Hours	19,025
Minority Hours	3,436
Minority Percentage	8.4%
Minority Workforce Participation	18.1%
Female Hours	13,323
Female Percentage	35.9%
Female Workforce Participation	70.0%

**RFIs and Submittals**

RFIs Issued (Reporting Period)	0
Total RFIs Issued (to Date)	0
Remaining Open RFIs – Past 30 Days	0
Notes	
Remaining Open RFIs – Past 60 Days	0
Notes	
Remaining Open RFIs – Past 90 Days	0
Notes	
Submittals Received (Reporting Period)	0
Total Submittals Received (to Date)	0
Submittals Reviewed (Reporting Period)	0
Total Submittals Reviewed (to Date)	0
Comments (Remaining Open Submittals)	

Phase	Approved Project Vote Pending	Phase Scheduled Completion Date	5/31/2023
Designer Activities (Reporting Period)	12/05/22 Submit Project Team's Responses to the MSBA Schematic Design Review Comments -12/13/22 December Building Commission Meeting -12/21/22 MSBA Board of Directors Meeting		
30 Day Look Ahead	-01/10/23 January Building Commission Meeting		
Commissioning Consultant	No assignment yet.		
Commissioning Consultant Status			

<b>GENERAL CONTRACTOR</b>	<b>Consigli Construction Company, Inc.</b>	<b>Progress Report as of Date 12/31/2022</b>
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**Contract Summary**

Original Contract Amount (including CM-At-Risk Amendments)	\$57,400
Change Orders (to Date)	1
Value of Change Orders (to Date)	\$4,288
Total Contract Amount	\$61,688
Procurement Type	CM-at-Risk
Change Orders as Percentage of Original Contract Amount	7.5%
Pending Change Orders	\$0
Change Order Status	Contract Amendment 1 was approved by the Town and submitted to MSBA.

**Payment Summary**

Total Contract Amount	\$61,688
Invoices Paid (to Date)	\$61,688
Invoices Received (Reporting Period)	\$0
Contract Amount Remaining	\$0

**MBE/WBE**

MBE Percentage	4.2%
MBE Actual	0.0%
WBE Percentage	8.8%
WBE Actual	0.0%

**Workforce Participation**

Total Hours	0
Minority Hours	0
Minority Percentage	0.0%
Minority Workforce Participation	0.0%
Female Hours	0
Female Percentage	0.0%
Female Workforce Participation	0.0%

**Schedule Assessment**

Notice to Proceed Date	
Physical Progress	100%
Substantial Completion Date (Reported)	
Substantial Completion Date (Contract)	
Substantial Completion Date (Certificate)	
Construction Progress (Reporting Period)	Preconstruction services during Schematic Design for estimating, value engineering and logistics planning.
30 Day Look Ahead	-01/10/23 Building Commission Meeting
Overall Schedule Assessment	N/A
Problems Identified (Schedule or Construction)	No problems identified.
Quality Control	N/A
Safety Compliance	N/A
Number of Claims (to Date)	0
Value of Claims (to Date)	\$0
Comments	
Recorded Manpower (Reporting Period)	N/A
Contractor Closeout Status	Currently awaiting the Town vote on the Project and the Debt Override Election on the Project funding.

## **Certification**

The undersigned hereby certifies that, to the best of his/her knowledge, the information contained in this monthly report and attached hereto are true and accurate.

Project Director/Project Manager

Lynn Stapleton \_\_\_\_\_ Print Name

*Lynn Stapleton* \_\_\_\_\_ Signature

January 3, 2023 \_\_\_\_\_ Date

**Total Project Budget Status Report**

ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments
<b>FEASIBILITY STUDY AGREEMENT</b>										
0001-0000	OPM Feasibility Study/Schematic Design	\$ 100,000	\$ 245,884	\$ 345,884	\$ 345,884	100%	\$ 345,884	100%	\$ -	*FSA 1, 4, 5
0002-0000	A&E Feasibility Study/Schematic Design	\$ 950,000	\$ 508,913	\$ 1,458,913	\$ 1,458,913	100%	\$ 1,393,196	95%	\$ 65,718	*FSA 1, 2, 3, 5, 6
0003-0000	Environmental & Site	\$ 150,000		\$ 150,000	\$ 76,280	51%	\$ 76,280	51%	\$ 73,720	*CCC PC SD;CCC CA1
0004-0000	Other	\$ 800,000	\$ (754,797)	\$ 45,203	\$ -	0%	\$ -	0%	\$ 45,203	*FSA 1, 2, 3, 4, 5, 6
	<b>SUB-TOTAL</b>	<b>\$ 2,000,000</b>	<b>\$ -</b>	<b>\$ 2,000,000</b>	<b>\$ 1,881,077</b>	<b>94%</b>	<b>\$ 1,815,360</b>	<b>91%</b>	<b>\$ 184,640</b>	
<b>TOTAL PROJECT BUDGET</b>		<b>\$ 2,000,000</b>	<b>\$ -</b>	<b>\$ 2,000,000</b>	<b>\$ 1,881,077</b>	<b>94%</b>	<b>\$ 1,815,360</b>	<b>91%</b>	<b>\$ 184,640</b>	

FUNDING SOURCES		Max w/ Contingency	Max w/o Contingency	Project Budget	Scope Items Excluded	Contingencies	Basis of Total Facilities Grant	Reimbursement Rate
Maximum State Share		\$ 645,200	\$ 645,200					
Local Share		\$ 1,354,800	\$ 1,354,800					
<b>SUB-TOTAL</b>		<b>\$ 2,000,000</b>	<b>\$ 2,000,000</b>	<b>\$ 2,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>2,000,000</b>	<b>32.26%</b>

CONSTRUCTION COST ESTIMATES		Date	Estimator	Amount	SF	Cost Per SF
PSR Cost Estimate		09/17/21	AM Fogarty	\$146,388,307	305,740	\$478.80
CM SD Cost Estimate		10/27/22	Consigli	\$168,022,660	246,123	\$682.68

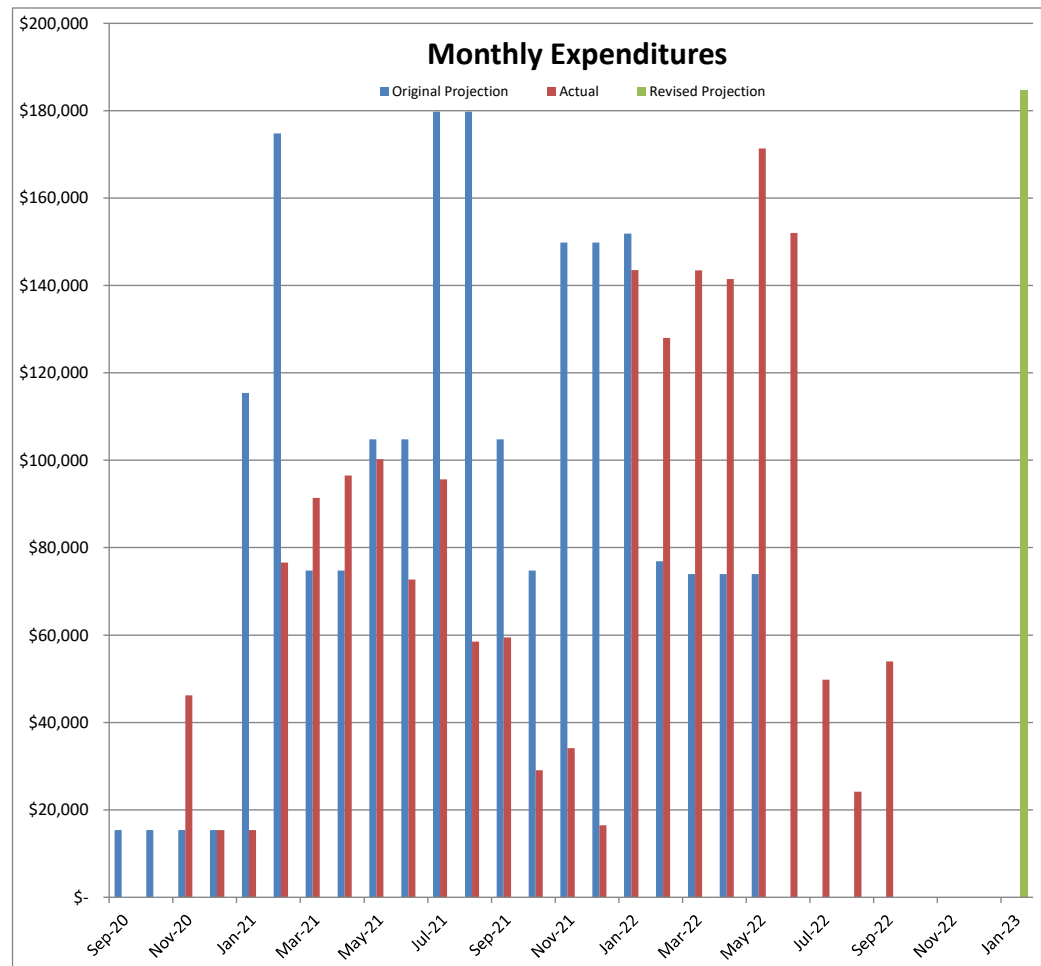
**Feasibility Study Agreement Budget Transfers:**

FSA BRR 01	11/30/2020	Transfer \$225,000 from Other Contingency to OPM Feasibility Study/Schematic Design to fund OPM Base Contract for Feasibility Study/Schematic Design.
FSA BRR 01	2/9/2021	Transfer \$344,466 from Other Contingency to A/E Feasibility Study/Schematic Design to fund A/E Base Contract for Feasibility Study/Schematic Design.
FSA BRR 02	8/10/2021	Transfer \$1,650 from Other Contingency to A/E Feasibility Study/Schematic Design to fund survey of interior slab deflection.
FSA BRR 03	9/14/2021	Transfer \$26,400 from Other Contingency to A/E Feasibility Study/Schematic Design to fund surveys of Garages A, B, D and E.
FSA BRR 04	10/12/2021	Transfer \$19,800 from Other Contingency to OPM Feasibility Study/Schematic Design to fund cost estimating services for PSR and SD.
FSA BRR 05	1/11/2022	Transfer \$134,750.00 from Other Contingency to A/E Feasibility Study/Schematic Design to fund Traffic Analysis and Geothermal Due Diligence and \$1,084.04 to OPM Feasibility Study/Schematic Design to printing costs for the PSR Submission.
FSA BRR 06	6/29/2022	Transfer \$1,647.12 from Other Contingency to A/E Feasibility Study/Schematic Design to fund hydrant flow test and reporting for FP design.



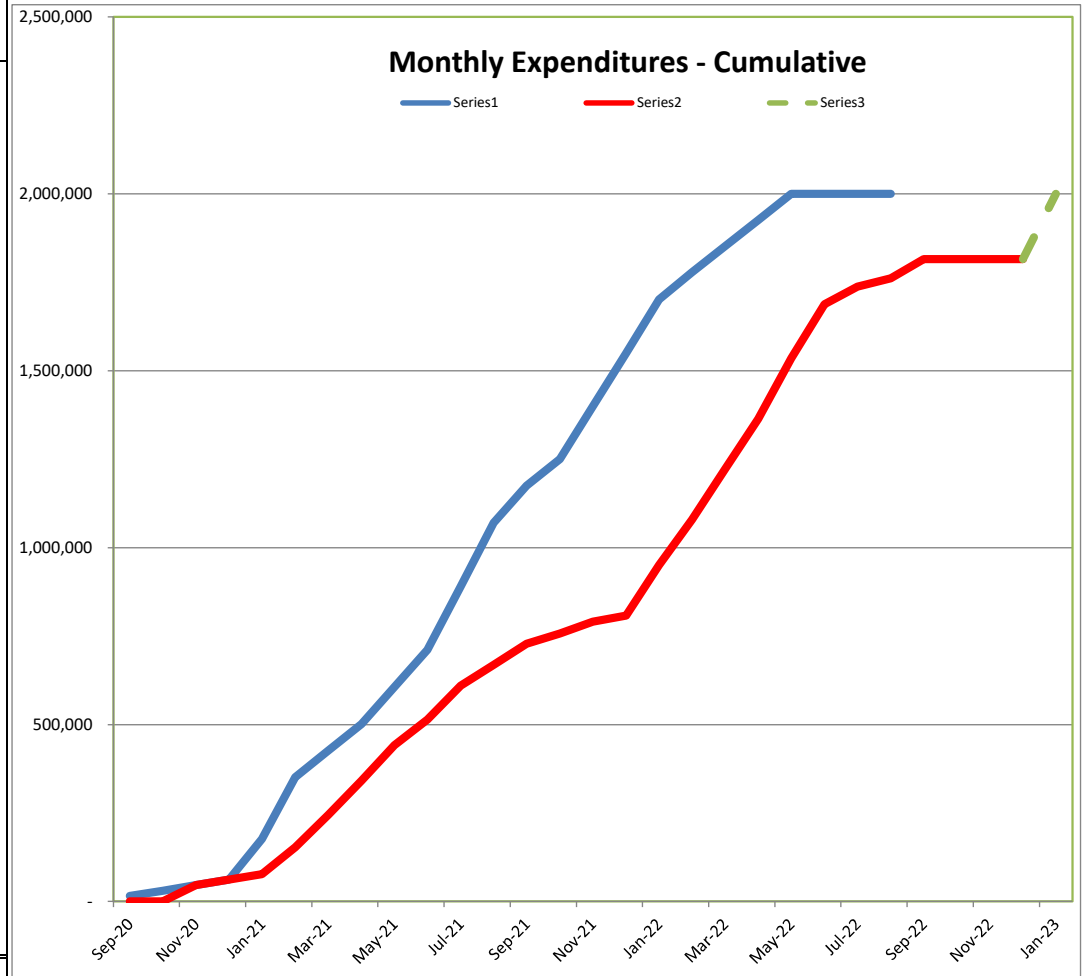
Monthly Cash Flow

Date	Original Projection	Actual	Revised Projection
Sep-20	\$ 15,395	\$ -	
Oct-20	\$ 15,395	\$ -	
Nov-20	\$ 15,395	\$ 46,185	
Dec-20	\$ 15,395	\$ 15,395	
Jan-21	\$ 115,395	\$ 15,395	
Feb-21	\$ 174,770	\$ 76,627	
Mar-21	\$ 74,770	\$ 91,349	
Apr-21	\$ 74,770	\$ 96,521	
May-21	\$ 104,770	\$ 100,208	
Jun-21	\$ 104,770	\$ 72,736	
Jul-21	\$ 179,770	\$ 95,641	
Aug-21	\$ 179,770	\$ 58,536	
Sep-21	\$ 104,770	\$ 59,452	
Oct-21	\$ 74,770	\$ 29,059	
Nov-21	\$ 149,770	\$ 34,155	
Dec-21	\$ 149,770	\$ 16,479	
Jan-22	\$ 151,875	\$ 143,486	
Feb-22	\$ 76,875	\$ 128,004	
Mar-22	\$ 73,935	\$ 143,420	
Apr-22	\$ 73,935	\$ 141,440	
May-22	\$ 73,935	\$ 171,346	
Jun-22	\$ -	\$ 152,006	
Jul-22	\$ -	\$ 49,789	
Aug-22	\$ -	\$ 24,150	
Sep-22	\$ -	\$ 53,983	
Oct-22	\$ -	\$ -	
Nov-22	\$ -	\$ -	
Dec-22	\$ -	\$ -	
Jan-23	\$ -	\$ -	\$ 184,640
<b>Total:</b>	<b>\$ 2,000,000</b>	<b>\$ 1,815,360</b>	<b>\$ 184,640</b>



Cumulative Cash Flow

Date	Original Projection	Actual Cumulative	Revised Forecast
Sep-20	15,395	\$ -	
Oct-20	30,790	\$ -	
Nov-20	46,185	\$ 46,185	
Dec-20	61,580	\$ 61,580	
Jan-21	176,975	\$ 76,975	
Feb-21	351,745	\$ 153,602	
Mar-21	426,515	\$ 244,951	
Apr-21	501,285	\$ 341,472	
May-21	606,055	\$ 441,680	
Jun-21	710,825	\$ 514,416	
Jul-21	890,595	\$ 610,056	
Aug-21	1,070,365	\$ 668,593	
Sep-21	1,175,135	\$ 728,044	
Oct-21	1,249,905	\$ 757,103	
Nov-21	1,399,675	\$ 791,258	
Dec-21	1,549,445	\$ 807,737	
Jan-22	1,701,320	\$ 951,223	
Feb-22	1,778,195	\$ 1,079,227	
Mar-22	1,852,130	\$ 1,222,647	
Apr-22	1,926,065	\$ 1,364,086	
May-22	2,000,000	\$ 1,535,432	
Jun-22	2,000,000	\$ 1,687,438	
Jul-22	2,000,000	\$ 1,737,227	
Aug-22	2,000,000	\$ 1,761,377	
Sep-22		\$ 1,815,360	
Oct-22		\$ 1,815,360	
Nov-22		\$ 1,815,360	
Dec-22		\$ 1,815,360	\$ 1,815,360
Jan-23			\$ 2,000,000
<b>Total:</b>	<b>\$ 2,000,000</b>	<b>\$ 1,815,360</b>	<b>\$ 2,000,000</b>



Log of Amendments - OPM

Amendment #			Approved Amount	Vendor	Proposal Date	Code	Description	Amount Paid	Balance	% of Contract Amount Complete
Base			\$ 325,000.00	Leftfield Base Contract		OPMFSSD	Schematic Design	\$ 325,000.00	\$ -	100%
	Total Base:	\$ 325,000.00								
01			\$ 19,800.00	PM&C	8/18/2021	OPMFSSD	Cost Estimating Services for PSR & SD	\$ 19,800.00	\$ -	100%
	Total 01:	\$ 19,800.00								
02			\$ 1,084.04	Boston Business Printers		OPMFSSD	Printing Services for the PSR Submission	\$ 1,084.04	\$ -	100%
	Total 02:	\$ 1,084.04								
	<b>TOTAL:</b>	<b>\$ 345,884.04</b>	<b>\$ 345,884.04</b>					<b>\$ 345,884.04</b>	<b>\$ -</b>	<b>100%</b>

Log of Amendments - A/E

Amendment #	Approved Amount	Vendor	Proposal Date	Code	Description	Amount Paid	Balance	% of Contract Amount Complete
Base	\$ 408,215.00	Miller Dyer Spears Base Contract	01/26/21	AFSSD	Feasibility Study	\$ 408,215.00	\$ -	100%
	\$ 658,976.00	Miller Dyer Spears Base Contract	01/26/21	AFSSD	Schematic Design	\$ 658,976.00	\$ -	100%
	\$ 227,275.00	Miller Dyer Spears Base Contract	01/26/21	AFSSD	Reimbursable Services	\$ 161,971.60	\$ 65,303.40	71%
Total Base:	\$ 1,294,466.00							
01	\$ 1,650.00	Feldman	5/21/2021	AFSSD	Garage Slab Deflection Survey	\$ 1,650.00	\$ -	100%
Total 01:	\$ 1,650.00							
02	\$ 26,400.00	Feldman	05/13/21	AFSSD	AS-Build Garage Conditions Survey	\$ 26,400.00	\$ -	100%
Total 02:	\$ 26,400.00							
03	\$ 44,000.00	CDM Smith	1/3/2022	AFSSD	Geothermal Feasibility Study	\$ 44,000.00	\$ -	100%
	\$ 90,750.00	Vanasse & Associates	1/3/2022	AFSSD	School Street Modification Study	\$ 90,335.80	\$ 414.20	100%
Total 03:	\$ 134,750.00							
04	\$ 1,647.12	GGD	06/21/22	AFSSD	Hydrant Flow Test	\$ 1,647.12	\$ -	100%
Total 04:	\$ 1,647.12							
<b>TOTAL:</b>	<b>\$ 1,458,913.12</b>					<b>\$ 1,393,195.52</b>	<b>\$ 65,717.60</b>	<b>95%</b>

Log of Amendments - CM

Amendment #	Approved Amount	Vendor	Proposal Date	Code	Description	Amount Paid	Balance	% of Contract Amount Complete
Base	\$ 57,400.00	Consigli	05/17/22	ENVIRO	Schematic Design - Preconstruction Services	\$ 57,400.00	\$ -	100%
Total Base:	\$ 57,400.00							
01	\$ 4,288.00	Consigli	8/9/2022	ENVIRO	Destructive HAZMAT Exploratory Services	\$ 4,288.00	\$ -	100%
Total 01:	\$ 4,288.00							
<b>TOTAL:</b>	<b>\$ 61,688.00</b>					<b>\$ 61,688.00</b>	<b>\$ -</b>	<b>100%</b>

**JOHN R. PIERCE SCHOOL  
PRELIMINARY PROJECT SCHEDULE  
Schematic Design Phase  
December 31, 2022**

ID	Task Name	Start	Finish	2019				2020				2021				2022				2023				2024				2025				2026				2027				2028				2029				2030				2031
				Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1									
1	<b>Eligibility Period</b>	<b>Mon 6/3/19</b>	<b>Wed 8/12/20</b>	<b>Eligibility Period</b>																																																
2	MSBA Invitation to Eligibility Period	Mon 6/3/19	Mon 6/3/19	◀ MSBA Invitation to Eligibility Period																																																
3	Initial Compliance Certification	Thu 12/12/19	Thu 12/12/19	▼ Initial Compliance Certification																																																
4	Study Enrollment Certification	Fri 12/13/19	Wed 3/25/20	■ Study Enrollment Certification																																																
5	MSBA Invitation to Conduct Feasibility Study	Wed 4/15/20	Wed 4/15/20	▼ MSBA Invitation to Conduct Feasibility Study																																																
6	City Appropriation of Funds for Feasibility Study	Mon 5/11/20	Mon 5/11/20	▼ City Appropriation of Funds for Feasibility Study																																																
7	Execution of Feasibility Study Agreement	Tue 5/12/20	Wed 8/12/20	■ Execution of Feasibility Study Agreement																																																
8	<b>OPM Selection</b>	<b>Thu 4/16/20</b>	<b>Tue 11/10/20</b>	<b>OPM Selection</b>																																																
9	OPM RFS Process	Thu 4/16/20	Thu 5/28/20	■ OPM RFS Process																																																
10	OPM RFS Advertisement (Submit - Appears)	Fri 5/29/20	Thu 6/4/20	▼ OPM RFS Advertisement (Submit - Appears)																																																
11	OPM Proposals Due	Thu 6/18/20	Thu 6/18/20	▼ OPM Proposals Due																																																
12	OPM Proposals Review, Interviews, Ranking, Submittal to MSBA & Negotiations with OPM	Thu 6/18/20	Wed 7/8/20	▼ OPM Proposals Review, Interviews, Ranking, Submittal to MSBA & Negotiations with OPM																																																
13	OPM Fee Proposal & Contract Submitted	Thu 7/9/20	Fri 7/17/20	▼ OPM Fee Proposal & Contract Submitted																																																
14	MSBA OPM Panel Presentation	Mon 9/14/20	Mon 9/14/20	▼ MSBA OPM Panel Presentation																																																
15	MSBA OPM Approval Letter	Tue 9/15/20	Tue 9/15/20	▼ MSBA OPM Approval Letter																																																
16	Execute OPM Contract	Tue 11/10/20	Tue 11/10/20	▼ Execute OPM Contract																																																
17	<b>Designer Selection</b>	<b>Wed 9/16/20</b>	<b>Wed 3/10/21</b>	<b>Designer Selection</b>																																																
18	Prepare & Submit Draft Designer RFS to MSBA	Wed 9/16/20	Thu 9/24/20	■ Prepare & Submit Draft Designer RFS to MSBA																																																
19	MSBA Designer RFS Review Period	Fri 9/25/20	Wed 9/30/20	▼ MSBA Designer RFS Review Period																																																
20	Final Designer RFS to MSBA	Thu 10/1/20	Thu 10/1/20	▼ Final Designer RFS to MSBA																																																
21	Designer RFS Advertisement (Submit - Appears)	Thu 10/1/20	Wed 10/7/20	▼ Designer RFS Advertisement (Submit - Appears)																																																
22	Select Local Representatives for DSP	Tue 10/6/20	Tue 10/6/20	▼ Select Local Representatives for DSP																																																
23	Designer Proposals Due	Wed 11/4/20	Wed 11/4/20	▼ Designer Proposals Due																																																
24	Review Designer Proposals and Check References	Thu 11/5/20	Wed 11/11/20	▼ Review Designer Proposals and Check References																																																
25	Submit DSP Materials to DSP	Thu 11/12/20	Thu 11/12/20	▼ Submit DSP Materials to DSP																																																
26	Designer Selection Panel (DSP) Meeting	Tue 12/1/20	Tue 12/1/20	▼ Designer Selection Panel (DSP) Meeting																																																
27	DSP Interview	Tue 12/15/20	Tue 12/15/20	▼ DSP Interview																																																
28	Negotiate and Approve Designer Contract/NTP	Wed 12/16/20	Tue 1/26/21	■ Negotiate and Approve Designer Contract/NTP																																																
29	MSBA Project Kick-Off Meeting	Thu 2/4/21	Thu 2/4/21	▼ MSBA Project Kick-Off Meeting																																																
30	Send Contract and BRR to MSBA	Wed 3/10/21	Wed 3/10/21	▼ Send Contract and BRR to MSBA																																																
31	<b>Preliminary Design Program (PDP)</b>	<b>Mon 12/14/20</b>	<b>Tue 7/20/21</b>	<b>Preliminary Design Program (PDP)</b>																																																
32	Designer Work Plan/Existing Conditions Drawings/Files Research/Review	Mon 12/14/20	Mon 2/1/21	■ Designer Work Plan/Existing Conditions Drawings/Files Research/Review																																																
33	Develop Preliminary Design Program	Tue 2/2/21	Mon 6/14/21	■ Develop Preliminary Design Program																																																
34	SBC Vote to Submit PDP	Mon 6/14/21	Mon 6/14/21	▼ SBC Vote to Submit PDP																																																
35	Submit PDP Submission to MSBA (Min. 10 Weeks Prior to PSR)	Tue 6/15/21	Tue 6/15/21	▼ Submit PDP Submission to MSBA (Min. 10 Weeks Prior to PSR)																																																
36	MSBA PDP Review Period	Wed 6/16/21	Tue 7/6/21	▼ MSBA PDP Review Period																																																
37	Respond to MSBA PDP Review Comments	Wed 7/7/21	Tue 7/20/21	▼ Respond to MSBA PDP Review Comments																																																
38	<b>Preferred Schematic Report (PSR)</b>	<b>Wed 6/16/21</b>	<b>Wed 3/2/22</b>	<b>Preferred Schematic Report (PSR)</b>																																																
39	Develop Preferred Schematic Schematic Report	Wed 6/16/21	Wed 11/17/21	■ Develop Preferred Schematic Schematic Report																																																
40	Prepare and Submit Project Notification to Mass Historical Commission and Receive MHC Response	Wed 12/8/21	Tue 1/4/22	■ Prepare and Submit Project Notification to Mass Historical Commission and Receive MHC Response																																																
41	SBC Vote to Submit PSR	Mon 12/13/21	Mon 12/13/21	▼ SBC Vote to Submit PSR																																																
42	Submit PSR Submission to MSBA	Tue 12/28/21	Tue 12/28/21	▼ Submit PSR Submission to MSBA																																																
43	MSBA PSR Review Period	Tue 12/28/21	Mon 1/17/22	▼ MSBA PSR Review Period																																																
44	Respond to MSBA PSR Review Comments	Tue 1/18/22	Mon 1/31/22	▼ Respond to MSBA PSR Review Comments																																																
45	Facilities Assessment Subcommittee (FAS) Presentation	Wed 2/2/22	Wed 2/2/22	▼ Facilities Assessment Subcommittee (FAS) Presentation																																																
46	Address FAS Comments	Thu 2/3/22	Thu 2/10/22	▼ Address FAS Comments																																																
47	MSBA Board Vote on PSR & Approval to Move to Schematic Design	Wed 3/2/22	Wed 3/2/22	▼ MSBA Board Vote on PSR & Approval to Move to Schematic Design																																																
48	<b>Schematic Design (SD)</b>	<b>Thu 3/3/22</b>	<b>Wed 12/21/22</b>	<b>Schematic Design (SD)</b>																																																
49	Develop Schematic Design Submission(* Start in Jan.)	Thu 3/3/22	Fri 7/8/22	■ Develop Schematic Design Submission(* Start in Jan.)																																																
50	SD Cost Estimates, Reconciliation and VE	Mon 7/11/22	Mon 8/8/22	■ SD Cost Estimates, Reconciliation and VE																																																



JOHN R. PIERCE SCHOOL  
PRELIMINARY PROJECT SCHEDULE  
Schematic Design Phase  
December 31, 2022

ID	Task Name	Start	Finish	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
				Q2 Q3 Q4	Q1 Q2 Q3 Q4	Q1 Q2 Q3 Q4	Q1 Q2 Q3 Q4	Q1 Q2 Q3 Q4	Q1 Q2 Q3 Q4	Q1 Q2 Q3 Q4	Q1 Q2 Q3 Q4	Q1 Q2 Q3 Q4	Q1 Q2 Q3 Q4	Q1 Q2 Q3 Q4	Q1 Q2 Q3 Q4	Q1	
97	CM at Risk Procurement Process (Or GC Below)	Mon 1/24/22	Wed 6/12/24		CM at Risk Procurement Process (Or GC Below)												
98	SBC Approves Use of CM at Risk Delivery & Selection Committee	Mon 1/24/22	Mon 1/24/22				◆										
99	CM At Risk Application & submit to OIG (If Applicable)	Tue 1/25/22	Mon 1/31/22				■										
100	Office of Inspector General Review & Approval	Fri 3/4/22	Tue 4/19/22				■										
101	CM at Risk RFQ Process	Thu 2/24/22	Thu 3/17/22				■										
102	CM at Risk SOQs Due	Thu 3/17/22	Thu 3/17/22				◆										
103	CM at Risk RFP Process (If Applicable)	Fri 3/18/22	Fri 4/1/22				■										
104	CM at Risk Proposals Due	Fri 4/1/22	Fri 4/1/22				◆										
105	CM Interviews (Notify CMs that all will be interviewed on this date in RFP)	Fri 4/8/22	Fri 4/8/22				◆										
106	CM Award/Notice to Proceed (*Contract Follows)	Tue 4/19/22	Tue 4/19/22				◆										
107	Preconstruction	Tue 5/17/22	Wed 6/12/24														
108	Trade Contractor Prequalifications	Thu 6/27/24	Wed 9/11/24														
109	Advertise Trade Contractors RFQ	Thu 6/27/24	Wed 7/3/24														
110	Trade Contractor RFQ Advertisement & Response Time	Thu 7/4/24	Wed 7/31/24														
111	Trade Contractors SOQ Due	Wed 7/31/24	Wed 7/31/24														
112	Review Trade Contractor SOQ	Thu 8/1/24	Wed 9/11/24														
113	Prequalification Committee Review Meeting	Wed 9/11/24	Wed 9/11/24														
114	Notify Trade Contractors for Bidding	Wed 9/11/24	Wed 9/11/24														
115	Permitting and Regulatory Filing Requirement	Mon 4/8/24	Fri 10/18/24														
116	Final Planning Board/ Zoning Board of Appeals	Mon 4/8/24	Fri 7/26/24														
117	Notice of Intent to Conservation Commission (Review based on Preliminary Site Design w/ Final Site Design due at 60% CD)	Mon 4/8/24	Fri 7/26/24														
118	Final Transportation Board Review	Mon 4/8/24	Fri 5/3/24														
119	NPDS Construction General Permit	Mon 8/26/24	Fri 9/20/24														
120	Permits from City Engineering Department	Mon 9/9/24	Fri 9/20/24														
121	Special Permit to Planning Department (parking)	Mon 4/8/24	Fri 5/3/24														
122	EPA-NPDES/SWPPP	Mon 8/26/24	Fri 9/20/24														
123	Building Permit	Mon 9/23/24	Fri 10/18/24														
124	Bid Phase (Main Construction)	Mon 10/23/23	Fri 12/13/24														
125	Early Bid Package Bid Period & Early GMP	Mon 10/23/23	Fri 12/15/23														
126	Main Bid Period	Wed 9/18/24	Thu 10/31/24														
127	Final GMP Contract	Fri 11/1/24	Fri 12/13/24														
128	Construction	Mon 12/18/23	Mon 9/6/27														
129	Start Early Bid Package Construction	Mon 12/18/23	Fri 11/1/24														
130	Start Main Construction	Mon 11/4/24	Fri 7/23/27														
131	Substantial Completion	Tue 7/27/27	Tue 7/27/27														
132	FFE Installation & Move	Tue 7/27/27	Mon 8/23/27														
133	Punchlist	Tue 7/27/27	Mon 8/23/27														
134	Final Completion of New School	Mon 8/23/27	Mon 8/23/27														
135	Teacher Move-In	Tue 8/24/27	Mon 9/6/27														
136	School Opening	Wed 9/8/27	Wed 9/8/27														
137	Project Closeout Phase	Tue 8/24/27	Fri 1/28/28														
138	Prepare and Submit Closeout Documents	Tue 8/24/27	Mon 11/1/27														
139	Final Application for Payment	Mon 11/1/27	Mon 11/1/27														
140	Submit 100% DCAMM Contractor Evaluations	Tue 8/24/27	Mon 9/6/27														
141	Final Reimbursement Request	Mon 11/29/27	Mon 11/29/27														
142	MSBA Closeout Documents Submitted	Mon 11/29/27	Fri 1/28/28														