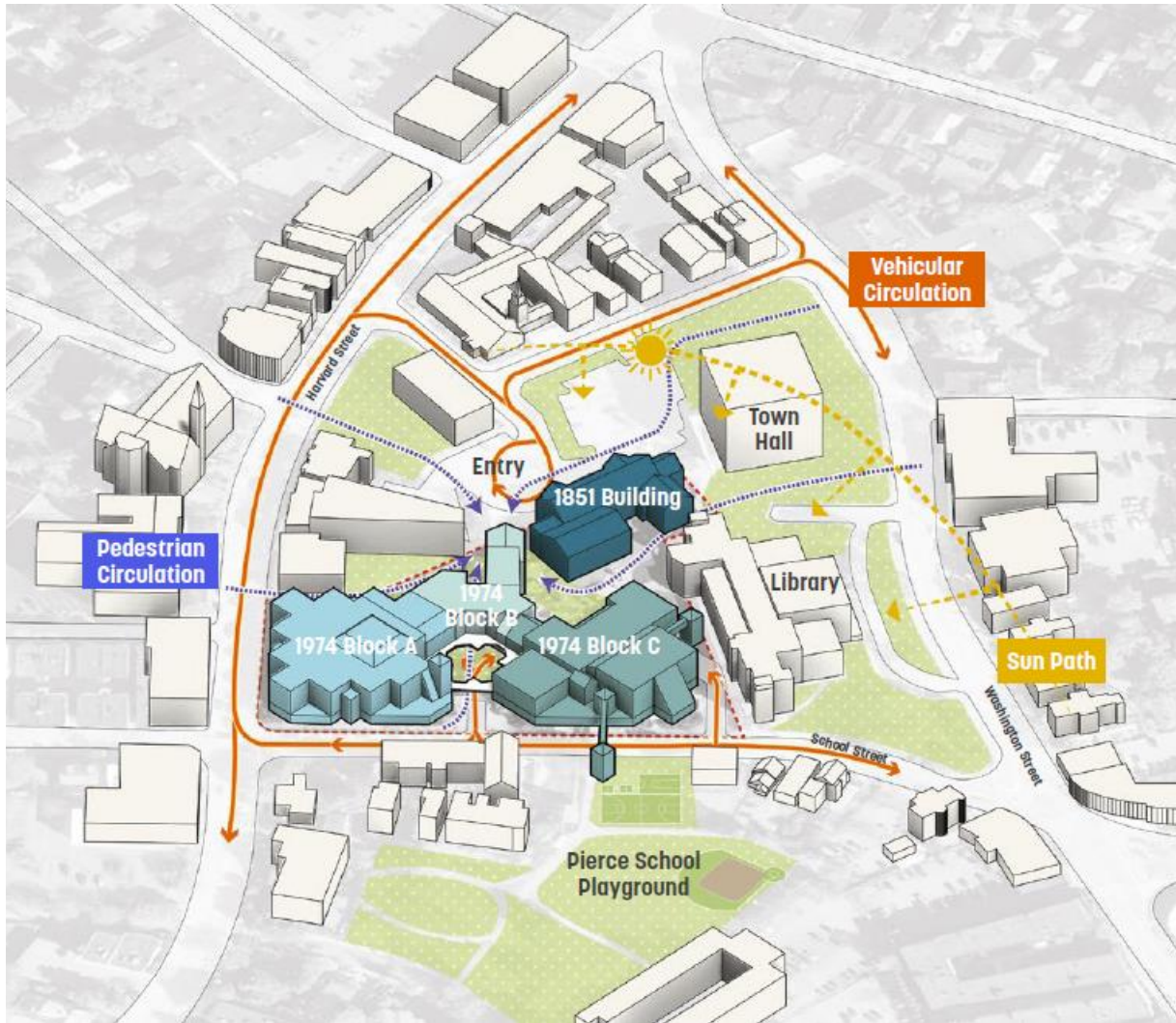


JOHN R. PIERCE SCHOOL

Brookline, MA

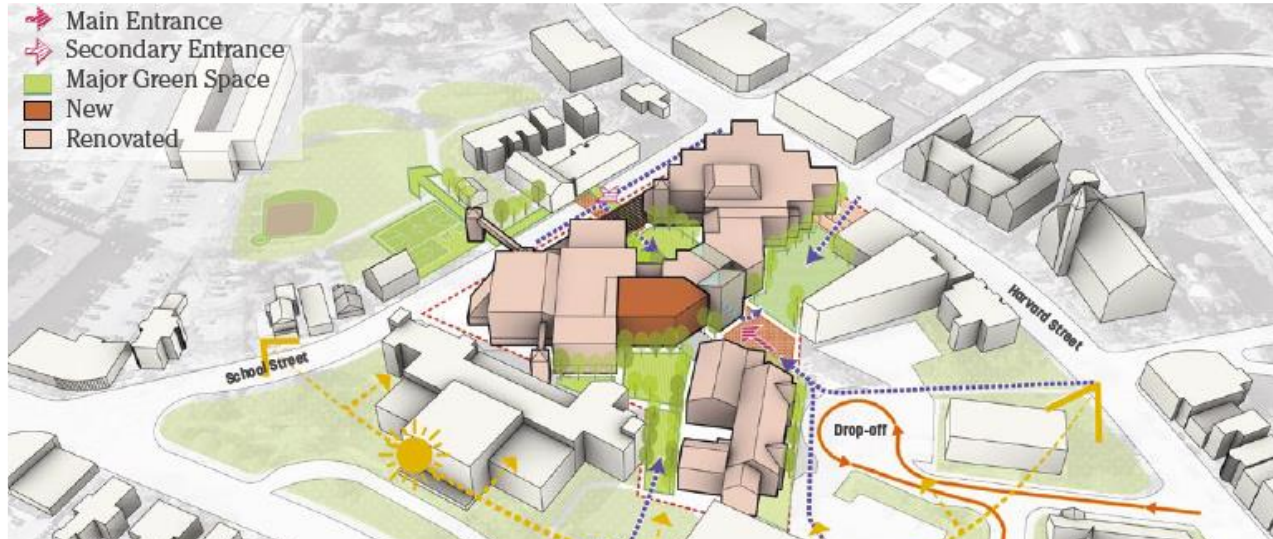


OPM Monthly Project Update Report

February 2021

FS	SD	DD	CD	BIDDING	CONSTRUCTION	CLOSEOUT	SITE
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Please note that the images used throughout this report are only draft concepts from the MDS/Sasaki proposal. The Design Team will be developing designs and building massing through conversations with the Town and School.



DRAFT Preliminary Concept Massing Study from MDS/Sasaki Proposal

The Design Team introduced themselves to the Pierce School Building Committee (SBC) on 01/28/21 to kick off the Feasibility Study. During the meeting, the Feasibility Study schedule was discussed, with a focus on the project milestones and the MDS/Sasaki work plan. The team also had a more in-depth discussion to explore some initial concepts and overarching ideas about the site. The SBC provided valuable initial feedback on how the site functions, what works well, and what could use improvement. This conversation will continue throughout Feasibility, but the kickoff meeting with the SBC was an indicator that the SBC members are very knowledgeable about and in tune with the functions and daily happenings of the campus.

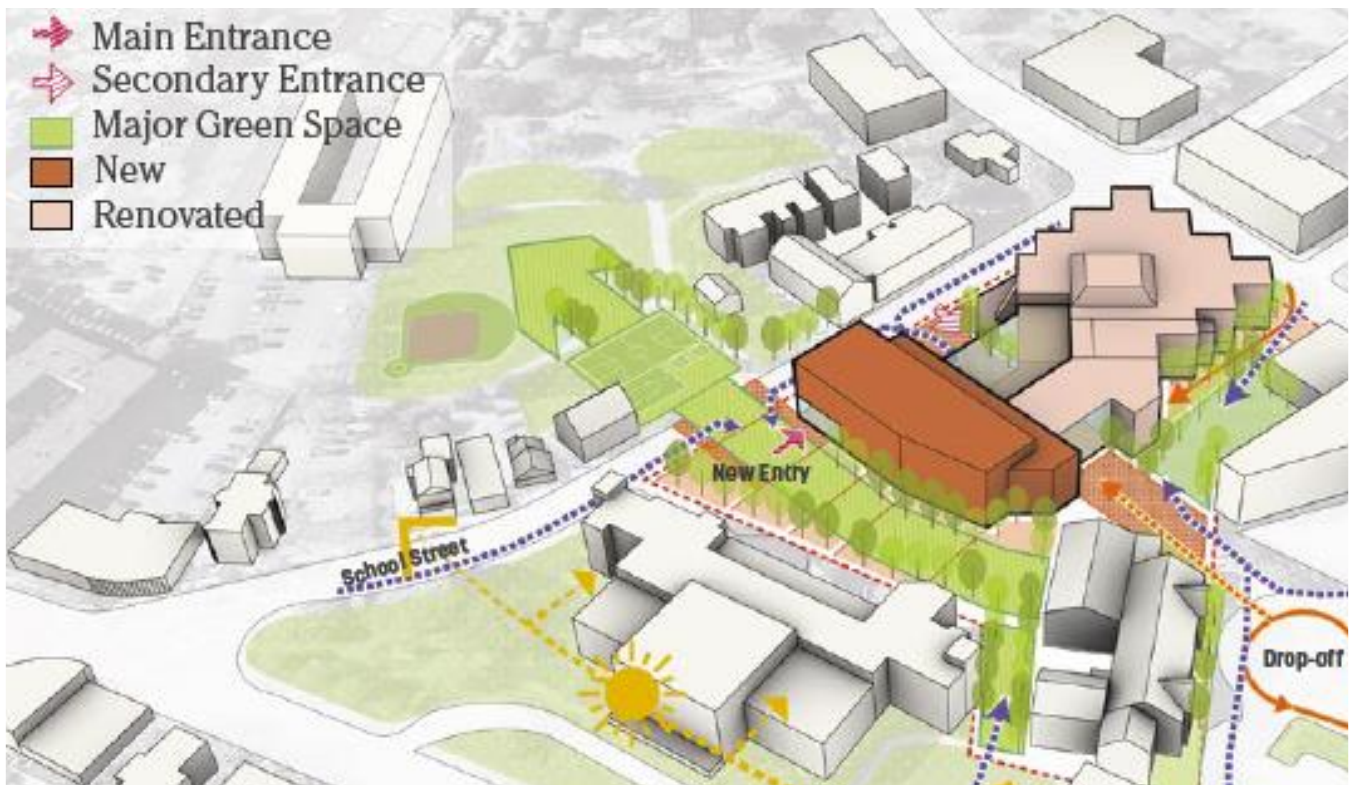
The tentative dates below show the timeline that the Project will be following as it relates to MSBA and Town milestones. These dates may be further refined as the Architect comes further up to speed with the project.

- 05/03/21 - Preliminary Design Program (PDP) Submission due to MSBA for staff review
- 09/08/21 - Preferred Schematic Report (PSR) submitted to MSBA – this means an option has been selected to explore further in Schematic Design
- 10/27/21 - MSBA Board of Directors Meeting to approve Preferred Schematic Report
- 04/13/22 - MSBA Board of Directors Meeting for Project Scope & Budget
- Town Meeting Vote: May 2022
- Debt Exclusion Override: June 2022

I. TASKS COMPLETED THROUGH FEBRUARY 2021

The following tasks were completed in the month of February 2021:

- 02/03/21 January 2021 Monthly Report submitted to the Town
- 02/03/21 Educational Programming Kickoff meeting with Educational Leadership to determine process and attendee list for future Visioning Workshops.
- 02/04/21 Kickoff meeting with the MSBA
- 02/09/21 February Building Commission Meeting
- 02/12/21 January 2021 Monthly Report submitted to the MSBA
- 02/12-19/21 Consultants and Surveyors accessed building site to gather data during February Vacation
- 02/23/21 Visioning Workshop #1 with New Vista
-



DRAFT Preliminary Concept Massing Study from MDS/Sasaki Proposal

II. TASKS PLANNED FOR MARCH 2021

The following tasks are planned for the month of March 2021:

- 03/01/21 Visioning Workshop #2 with New Vista
- 03/02/21 Educational Programming Public Forum
- 03/03/21 February 2021 Monthly Report submitted to the Town
- 03/09/21 March Building Commission Meeting
- 03/09/21 Visioning Workshop #2 with New Vista
- 03/15/21 Site and Building Visioning Public Forum
- 03/18/21 Sustainability Workshop
- TBD School Building Committee Meeting
- TBD Faculty Visioning Workshop

III. PROJECT BUDGET OVERVIEW

Expenditures against the budget totaled \$76,627.25 this month, which consisted of OPM and Designer fees for the Feasibility Study Phase Service.

The attached Budget Report has committed the Designer's Contract Sum of \$1,294,466.00 in the ProPay budget category, A/E Feasibility Study/Schematic Design. The Contract Sum consists of the A/E Feasibility Study Budget totaling \$408,215.00 and the A/E Schematic Design Budget totaling \$658,976.00 and an A/E Feasibility Study/Schematic Design Reimbursable Services Budget of \$227,275.00. The Designer's Contract was recommended by approval by the School Building Committee and approved by the Building Commission, the School Committee and the Select Board. These approvals were completed on January 26, 2021.

Refer to VI. Contract Amendment/Budget Transfers for the Budget Transfer required to realign the overall Feasibility Study/Schematic Design Budget categories.

Refer to the attached Total Project Budget Status Report and Cash Flow Charts, dated February 28, 2021.

IV. PROJECT SCHEDULE OVERVIEW

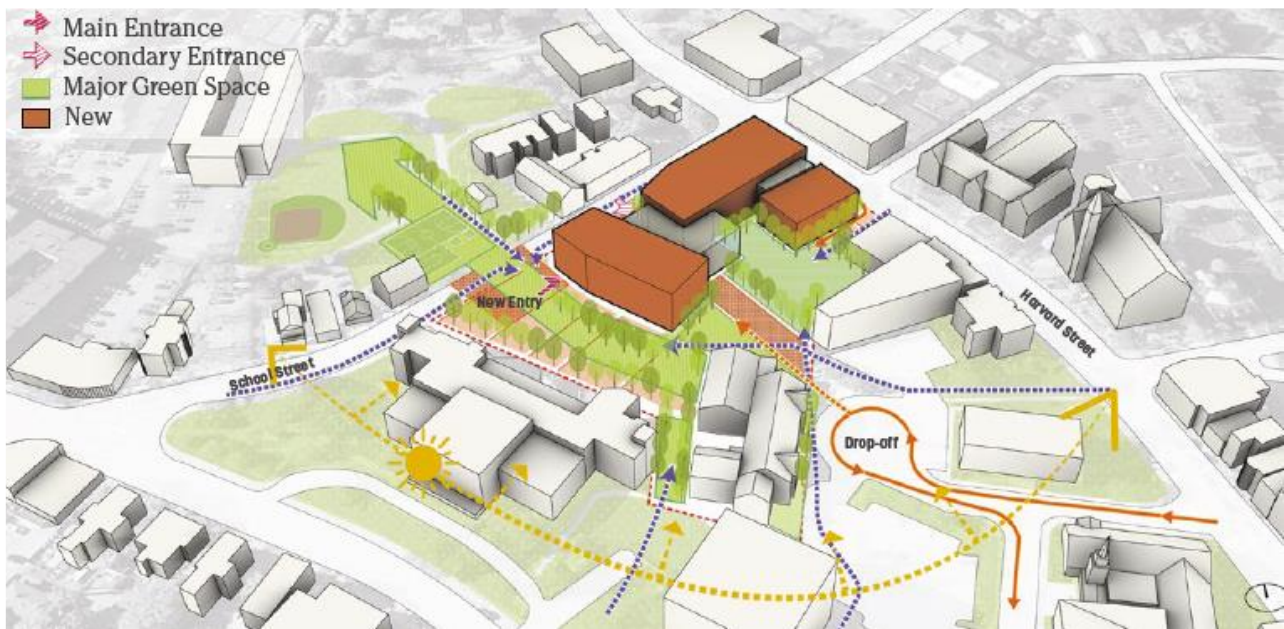
The Pierce Project is currently in MSBA Module 3 – the Feasibility Study. During the month of February, the Project Team gathered information on the building, site and the School's educational vision for the future. The School worked on developing the Educational Plan, analyzing the existing conditions of the Pierce School, and gathering preliminary

feedback on all options available. This will be submitted to the MSBA as the Preliminary Design Program (PDP) for their review and comment. The Project is scheduled to submit the PDP for MSBA review in early May.

From there, the team will narrow the options down to one preferred option as they dig into each more closely. The Preferred Schematic Report (PSR), a report highlighting the single preferred solution and outlining the process taken to get to that solution, is then submitted to the MSBA for review and voted on by the MSBA Board of Directors (BOD), a board that only meets every other month. The Project is targeting submission of the PSR to the MSBA by September 8, 2021, which allows the MSBA time to review it prior to their October 27, 2021 BOD meeting. Prior to that meeting there will be meetings with MSBA staff to ensure the package is complete and ready for approval.

Once a preferred solution is approved by the MSBA BOD, the team moves into Schematic Design (SD) to further develop the solution. This solution will again be submitted to the MSBA for review and voted on by the MSBA BOD. The Project's target is to be on April 2022 BOD meeting agenda. After the SD submission is approved by the MSBA, the project will need to secure funding through a vote at Town Meeting in May 2022.

See attached Preliminary Project Schedule for more information.



DRAFT Preliminary Concept Massing Study from MDS/Sasaki Proposal

V. CONTRACT AMENDMENTS/BUDGET TRANSFERS

No Contract Amendments were presented or approved in the month of February 2021.

A Budget Transfer was required to re-align the approved Feasibility Study Agreement's (FSA) Budget in ProPay. The FSA Budget Total remains as approved at \$2,000,000.00. FSA Budget Transfer No. 1 was presented and approved at the February 9, 2021 Building Commission and included the following transfers:

- \$225,000.00 moved from Other Contingency to OPM Feasibility Study/Schematic Design
- \$344,466.00 moved from Other Contingency to A/E Feasibility Study/Schematic Design

Description	Total Project Budget	Authorized Changes	Revised Total Budget
FEASIBILITY STUDY AGREEMENT			
OPM Feasibility Study/Schematic Design	\$ 100,000	\$ 225,000	\$ 325,000
A&E Feasibility Study/Schematic Design	\$ 950,000	\$ 344,466	\$ 1,294,466
Environmental & Site	\$ 150,000		\$ 150,000
Other	\$ 800,000	\$ (569,466)	\$ 230,534
SUB-TOTAL	\$ 2,000,000	\$ -	\$ 2,000,000

VI. 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>.

MDS and Sasaki has been working with the Town to involve the Community in the Educational Programming process. They will continue to gather feedback virtually, through apps, surveys, and socially distanced in person once in person meetings are allowed again. The Educational Visioning process includes Pierce teachers, staff, students, parents, community representatives, representatives from specialty programs that utilize the building, and others.

The first Community Forum was held on March 2nd to gather feedback from those that interact with the building and site outside of its educational functions. The recording of this meeting will be posted to the Pierce Project Website and distributed out to the School Community via a PTO email from the Principal.

The second Community Forum is scheduled for March 15th from 6pm-8pm and will focus on site use and building visioning. Occupants of Town Hall and surrounding buildings are encouraged to attend this meeting to provide feedback.

VII. ATTACHMENTS

Monthly Invoice Summary, dated February 28, 2021

Total Project Budget Status Report, dated February 28, 2021

Monthly and Cumulative Cash Flow Reports, dated February 28, 2021

Preliminary Project Schedule, dated February 28, 2021

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
FEASIBILITY STUDY AGREEMENT										
0001-0000	OPM Feasibility Study/Schematic Design	\$ 100,000	\$ 225,000	\$ 325,000	\$ 325,000	100%	\$ 92,370	28%	\$ 232,630	*FSA 1
0002-0000	A&E Feasibility Study/Schematic Design	\$ 950,000	\$ 344,466	\$ 1,294,466	\$ 1,294,466	100%	\$ 61,232	5%	\$ 1,233,234	*FSA 1
0003-0000	Environmental & Site	\$ 150,000		\$ 150,000	\$ -	0%	\$ -	0%	\$ 150,000	
0004-0000	Other	\$ 800,000	\$ (569,466)	\$ 230,534	\$ -	0%	\$ -	0%	\$ 230,534	*FSA 1
	SUB-TOTAL	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 1,619,466	81%	\$ 153,602	8%	\$ 1,846,398	
ADMINISTRATION										
0101-0000	Legal Fees	\$ -	\$ -	\$ -	\$ -				\$ -	
	Owner's Project Manager	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0102-0400	Design Development	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0102-0500	Construction Documents	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0102-0600	Bidding	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0102-0700	Construction Administration	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0102-0800	Closeout	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0102-0900	Extra Services	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0102-1000	Reimbursable Services	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0201-1100	Cost Estimates	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0103-0000	Advertising & Printing	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0104-0000	Permitting	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0105-0000	Owner's Insurance	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0199-0000	Other Administrative Costs	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
	SUB-TOTAL	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
Architectural & Engineering										
	A/E Basic Services	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0201-0400	Design Development	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0201-0500	Construction Documents	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0201-0600	Bidding	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0201-0700	Construction Administration	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0201-0800	Closeout	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0201-9900	Other Basic Services	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
	Extra/Reimbursable Services	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0203-9900	Other Reimbursables	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0204-0200	HazMat (incl. monitoring)	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0204-0300	Geotechnical/Geo-Environmental	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0204-0400	Site Survey & Site Requirements	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0204-0500	Wetlands	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0204-1200	Traffic Studies	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
	SUB-TOTAL	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
SITE ACQUISITION										
0301-0000	Land/Bldg. Purchase/Associated Services	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
	SUB-TOTAL	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	

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
PRE CONSTRUCTION COSTS										
0501-0000	CMR Pre-Con Services	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	
	SUB-TOTAL	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
CONSTRUCTION COSTS										
0502-0001	Construction Budget	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0508-0000	Change Orders	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
	SUB-TOTAL	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
ALTERNATES										
0506-0000				\$ -	\$ -	0%	\$ -	0%	\$ -	
	SUB-TOTAL	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
OTHER PROJECT COSTS										
0507-0000	Construction Contingency	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
	Miscellaneous Project Costs	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0601-0000	Utility Company Fees	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	
0602-0000	Testing Services	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	
0699-0000	Other Project Costs	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	
	Furnishings and Equipment	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0701-0000	Furnishings	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	
0702-0000	Equipment	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	
0703-0000	Technology Equipment	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	
0801-0000	Owner's Contingency	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	
	SUB-TOTAL	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
TOTAL PROJECT BUDGET		\$ 2,000,000	\$ -	\$ 2,000,000	\$ 1,619,466	81%	\$ 153,602	8%	\$ 1,846,398	

FUNDING SOURCES	Max w/ Conting.	Max w/o Conting.	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					
SUB-TOTAL	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ 2,000,000	32.36%

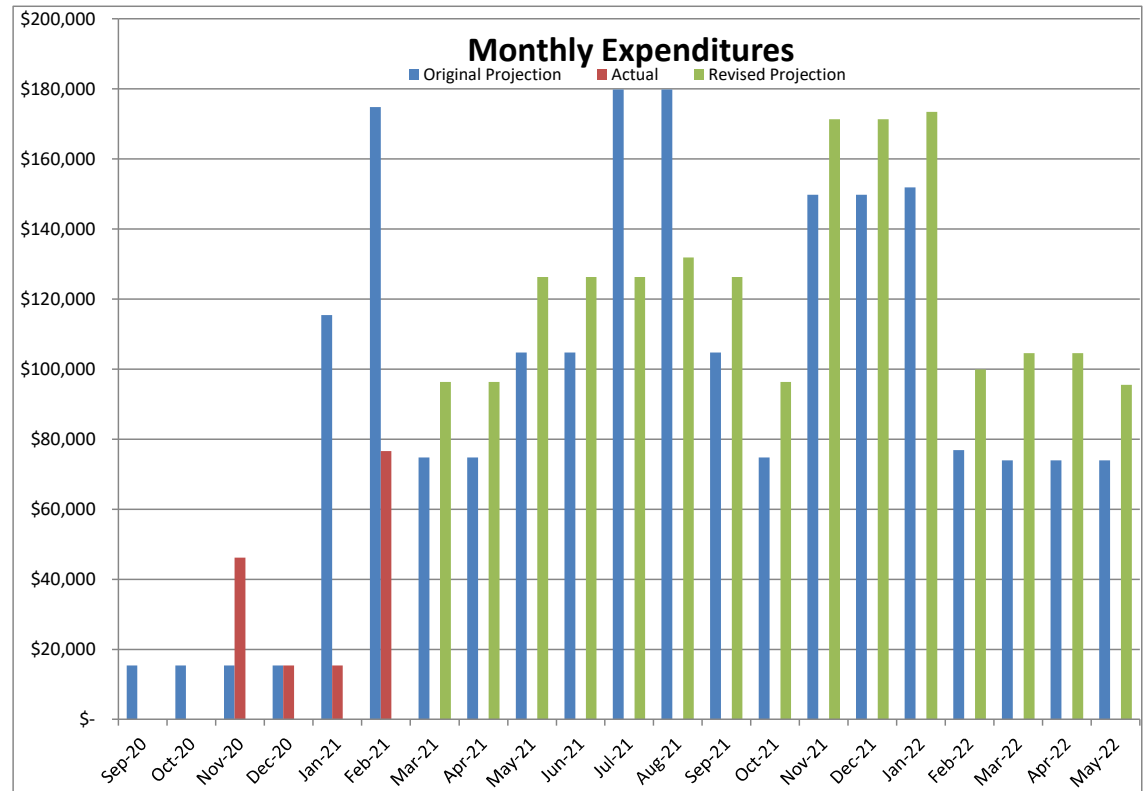
CONSTR. COST ESTIMATES	Date	Estimator	Amount	SF	Cost Per SF
PSR Cost Estimate					#DIV/0!
CM SD Cost Estimate					#DIV/0!

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.

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		\$ 96,299
Apr-21	\$ 74,770		\$ 96,299
May-21	\$ 104,770		\$ 126,299
Jun-21	\$ 104,770		\$ 126,299
Jul-21	\$ 179,770		\$ 126,299
Aug-21	\$ 179,770		\$ 131,833
Sep-21	\$ 104,770		\$ 126,299
Oct-21	\$ 74,770		\$ 96,299
Nov-21	\$ 149,770		\$ 171,299
Dec-21	\$ 149,770		\$ 171,299
Jan-22	\$ 151,875		\$ 173,404
Feb-22	\$ 76,875		\$ 99,884
Mar-22	\$ 73,935		\$ 104,560
Apr-22	\$ 73,935		\$ 104,560
May-22	\$ 73,935		\$ 95,466
Total:	\$ 2,000,000	\$ 153,602	\$ 1,846,398



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	\$ 153,602
Mar-21	426,515		\$ 249,901
Apr-21	501,285		\$ 346,200
May-21	606,055		\$ 472,499
Jun-21	710,825		\$ 598,798
Jul-21	890,595		\$ 725,097
Aug-21	1,070,365		\$ 856,930
Sep-21	1,175,135		\$ 983,229
Oct-21	1,249,905		\$ 1,079,528
Nov-21	1,399,675		\$ 1,250,827
Dec-21	1,549,445		\$ 1,422,126
Jan-22	1,701,320		\$ 1,595,530
Feb-22	1,778,195		\$ 1,695,414
Mar-22	1,852,130		\$ 1,799,974
Apr-22	1,926,065		\$ 1,904,534
May-22	2,000,000		\$ 2,000,000
Total:	\$ 1,399,675	\$ 153,602	\$ 2,000,000

