

JOHN R. PIERCE SCHOOL

Brookline, MA



OPM Monthly Project Update Report

July 2022

FS	SD	DD	CD	BIDDING	CONSTRUCTION	CLOSEOUT	SITE
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During the month of June, three cost estimates were completed and reconciled. These estimates showed a significant increase in cost since the PSR level estimates were conducted. The Project Team met with Town stakeholders and developed a robust value management item list that was reviewed by the SBC in July. The SBC voted to approve \$15.4M in value management which brought the Total Project Cost (including soft costs) down from \$247M to \$226M, this cost is up \$6M from the PSR estimate of \$220M.

After a series of meetings with various Town groups, the Town decided to push the submission of the SD Report from September 1, 2022 to October 27, 2022 to appear on the December 21, 2022 MSBA Board of Directors meeting. The Town decided to push the submission in order to explore further VE options and to allow more discussion by Town boards and commissions prior to putting the project on the ballot for a Town Vote. The Town is currently targeting a Town Vote in January 2023.

The project is currently on target to hit the following milestone dates:

- 06/15/21 (A) - Preliminary Design Program (PDP) Submission due to MSBA for staff review (submitted)
- 12/23/21 (A) - Preferred Schematic Report (PSR) submitted to MSBA
- 02/02/22 (A) - Facilities Assessment Subcommittee (FAS) Meeting with MSBA
- 03/02/22 (A) - MSBA Board of Directors Meeting to approve PSR
- 05/09/22 (A) - SD Documents provided to Estimators
- 06/01/22 (A) - Extra FAS Meeting with MSBA
- 06/03/22 (A) - Cost Estimates Reconciled
- 10/13/22 - Project Notification form to be submitted to MSBA
- 10/27/22 - Schematic Design (SD) Report to be submitted to MSBA
- 12/21/22 - MSBA Board of Directors Meeting for Project Scope & Budget
- Town Meeting Vote & Debt Exclusion Override: January 2023

I. TASKS COMPLETED THROUGH JULY 2022

The following tasks are planned for the month of July 2022:

- 07/06/22 Pierce School Building Committee Meeting to Review Cost
- 07/07/22 Submit June Monthly Report to the Town and MSBA
- 07/07/22 Value Management Item Review with Town stakeholders
- 07/07/22 Advisory Committee Meeting
- 07/07/22 Value Management Item Review with Town stakeholders continued
- 07/12/22 July Building Commission Meeting
- 07/13/22 Pierce School Building Committee Meeting to Review Cost
- 07/14/22 Parent Community Meeting
- 07/20/22 Pierce School Building Committee Meeting to Review VE List
- 07/27/22 Weekly Team Meeting with SBC Co-Chairs
- 07/27/22 Transportation Board Meeting on proposed School Street concept

II. TASKS PLANNED FOR AUGUST 2022

The following tasks are planned for the month of August 2022:

- 08/03/22 Submit July Monthly Report to the Town and MSBA
- 08/03/22 Weekly Team Meeting
- 08/09/22 August Building Commission Meeting
- 08/09/22 Parks and Recreation Commission Meeting on Geothermal
- 08/10/22 Weekly Team Meeting with SBC Co-Chairs
- 08/17/22 Weekly Team Meeting
- 08/24/22 Weekly Team Meeting
- 08/31/22 Weekly Team Meeting

III. PROJECT BUDGET OVERVIEW

Expenditures against the budget totaled \$49,788.60 this month, which consisted of OPM, Designer, Designer Consultant and CM Preconstruction fees related to the Schematic Design Phase services for the Feasibility Study.

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

IV. PROJECT SCHEDULE OVERVIEW

The team moved into Schematic Design (SD) to further develop the solution the end of December 2021. During SD, the project team continues to engage the community, teachers, staff, and other stakeholders to ensure the design reflects the needs of the community. The plans were provided to three cost estimating firms (Consigli (CMR), AM Fogarty, and PM&C) on May 9, 2022. Draft estimates were submitted to the project team on May 31, 2022 and reconciled during a meeting on June 3, 2022. Final updated estimates were provided on June 9, 2022.

During the month of May, the Consigli SD Preconstruction Phase contract was approved by the Building Commission. The executed contract was received on June 3, 2022.

The Project's target is to submit the SD Report to the MSBA no later than October 27, 2022, to ensure a spot on the December 21, 2022 BOD meeting agenda. After the SD submission is approved by the MSBA, the project will need to secure funding through a Town Vote in January 2023. See attached Preliminary Project Schedule for more information.

Discussions have begun with the Town to explore the possibility of bidding the project in two bid packages – the first for abatement, demo, and site enabling work, and the second for the main package. More discussion is needed for the Town to make a decision. The Project Team is also reviewing cost and schedule impacts of an option to put a geothermal well field below the new school and an option to put a well field across the street under the baseball field.

V. CONTRACT AMENDMENTS/BUDGET TRANSFERS

CM Contract Amendment No. 1 will be presented to the Building Commission at the August 9, 2022 Meeting. It is for \$4,288.00 for additional destructive HAZMAT investigations.

No Budget Transfers were required during the month of July 2022.

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 Design Development through Closeout Phases of the project.

The Designer's Workforce Participation for Minority and Women for the month of July 2022 are as follows:

Minority Hours:	3,435.80	Minority Workforce Participation:	18.65%
Women Hours:	13,131.25	Women Workforce Participation:	71.26%
Total Hours Worked:	18,426.50		

Please refer to the attached minority report to learn more about workforce participation.

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

Monthly Invoice Summary, dated July 31, 2022
Construction Manager Amendment No. 1, dated August 9, 2022
Total Project Budget Status Report, dated July 31, 2022
Monthly and Cumulative Cash Flow Reports, dated July 31, 2022
OPM Amendment Status Log, dated July 31, 2022
Architect Amendment Status Log, dated July 31, 2022
Construction Manager Amendment Status Log, dated July 31, 2022
Preliminary Project Schedule, dated July 31, 2022
Workforce Hours Minority Report, dated July 31, 2022
Approved Value Management List, dated June 13, 2022
Pierce vs. Driscoll Cost Analysis, dated June 19, 2022

MEMORANDUM

To: Brookline Building Commission
 From: Lynn Stapleton, LeftField, LLC
 Date: August 9, 2022
 Re: John R. Pierce School – July 2022 Invoice Summary
 Cc: Jim Rogers, Jennifer Carlson, LeftField, LLC

Enclosed for approval and processing, please find the following invoices:

INVOICES						
ProPay Code	Vendor	Invoice #	Budget Category	Invoice Date	Description of Services	Invoice \$
0001-0000	LeftField, LLC	21	OPM –Feasibility Study/ Schematic Design	07/31/2022	OPM Feasibility Study Services: July 1 – 31, 2022	\$5,000.00
0002-0000	Miller Dyer Spears Inc.	0068561	A/E – Feasibility Study/Schematic Design	07/31/2022	A/E Feasibility Study Services: June 1 – 30, 2022	\$19,769.25
0002-0000	Miller Dyer Spears Inc.	0068562	A/E – Feasibility Study/Schematic Design	07/31/2022	Amendment No. 3 – Traffic Study (Vanasse)	\$2,219.35
					Total MDS Invoices: (For Reference Only)	\$21,988.60
0003-0000	Consigli	PC-3	Environmental & Site	07/31/2022	CM SD Preconstruction Services: July 1 – 31, 2022	\$16,400.00
0003-0000	James M. McKenna & Son	8-4-22/PR	Environmental & Site	08/04/2022	Removal Bricks/Roof Slates for Testing	\$6,400.00
					TOTAL:	\$49,788.60

The invoices listed above are consistent with the approved Total Project Budget and to the best of our knowledge, are eligible for reimbursement from the Massachusetts School Building Authority. LeftField, LLC recommends that the invoices be approved and paid.

The July 2022 OPM Monthly Report will be electronically submitted to the MSBA and to the Pierce School Building Committee, Building Commission, School Committee and Select Board by the required August 12, 2022 deadline. All invoices above will be included in the July 2022 Project Budget Report unless rejected by the Committees.

If you have any questions, please feel free to contact the Lynn Stapleton, Owner's Project Manager, LeftField, LLC.

**CONSTRUCTION CONTRACT FOR CONSTRUCTION MANAGER AT RISK SERVICES
AMENDMENT No. 1**

WHEREAS, the Town of Brookline (“Owner”) represented by Owner’s Project Manager, LeftField, LLC, entered into a contract (“Contract”) with Consigli Construction Company, Inc. (the “CM at Risk”) (collectively the “Parties”) for construction manager services in association with the design and construction of the John R. Pierce School Project (the “Project”) on May 17, 2022; and

WHEREAS effective as of August 9, 2022, the Parties wish to amend the Contract;

NOW, THEREFORE, in consideration of the promises and the mutual covenants contained in this Amendment, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

- The Owner hereby authorizes this Amendment No. 1 with a total value of \$4,288.00. This Amendment is based upon approval of the Construction Manager’s Preconstruction Services proposal, dated 7/29/2022, for Destructive HAZMAT Exploratory Investigations at the Existing Pierce School. The Contract Price in accordance with Articles 6 and 7 of the Owner-Construction Manager Agreement shall be amended as follows:

<u>Fee for Basic Services</u>	<u>Original Contract</u>	<u>Previous Amendments</u>	<u>Amount of This Amendment</u>	<u>After This Amendment</u>
SD Preconstruction Services	\$ 57,400.00	\$ 0.00	\$ 4,288.00	\$ 61,688.00
Total Fee	\$ 57,400.00	\$ 0.00	\$ 4,288.00	\$ 61,688.00

- The Project Schedule shall be as follows:

Original Schedule for Substantial Completion: November, 2026

Amended Schedule for Substantial Completion: No Change

- The Construction Budget shall be as follows:

Original Budget: TBD

Amended Budget: \$ No Change

This Amendment contains all of the terms and conditions agreed upon by the Parties as amendments to the original Contract. No other understandings or representations, oral or otherwise, regarding amendments to the original Contract shall be deemed to exist or bind the Parties, and all other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF, the Parties have caused this amendment to be executed by their respective authorized officers.

**OWNER:
TOWN OF BROOKLINE**

By executing this Agreement, the undersigned authorized signatory of Owner, who incurs no personal liability by reason of the execution hereof or anything herein contained, hereby certifies under penalties of perjury that this Contract is executed in accordance with a prior approval of the Town of Brookline.

By: See Attached Signature Page for Town **Date:** August 9, 2022

Name: _____

Title: _____

**CM at RISK:
CONSIGLI CONSTRUCTION COMPANY, INC.**

By:  **Date:** August 9, 2022

Name: Jody Staruk

Title: Project Executive

APPROVED AS TO FORM:

By: _____ **Date:** August 9, 2022

Name: _____

Title: _____

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	\$ 245,884	\$ 345,884	\$ 345,884	100%	\$ 343,389	99%	\$ 2,495	*FSA 1, 4, 5
0002-0000	A&E Feasibility Study/Schematic Design	\$ 950,000	\$ 508,913	\$ 1,458,913	\$ 1,458,913	100%	\$ 1,330,046	91%	\$ 128,868	*FSA 1, 2, 3, 5, 6
0003-0000	Environmental & Site	\$ 150,000		\$ 150,000	\$ 76,280	51%	\$ 63,792	43%	\$ 86,208	*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
	SUB-TOTAL	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 1,881,077	94%	\$ 1,737,227	87%	\$ 262,773	
TOTAL PROJECT BUDGET		\$ 2,000,000	\$ -	\$ 2,000,000	\$ 1,881,077	94%	\$ 1,737,227	87%	\$ 262,773	

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					
SUB-TOTAL		\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	2,000,000	32.26%

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						#DIV/0!

Feasibility Study Agreement Budget Transfers:

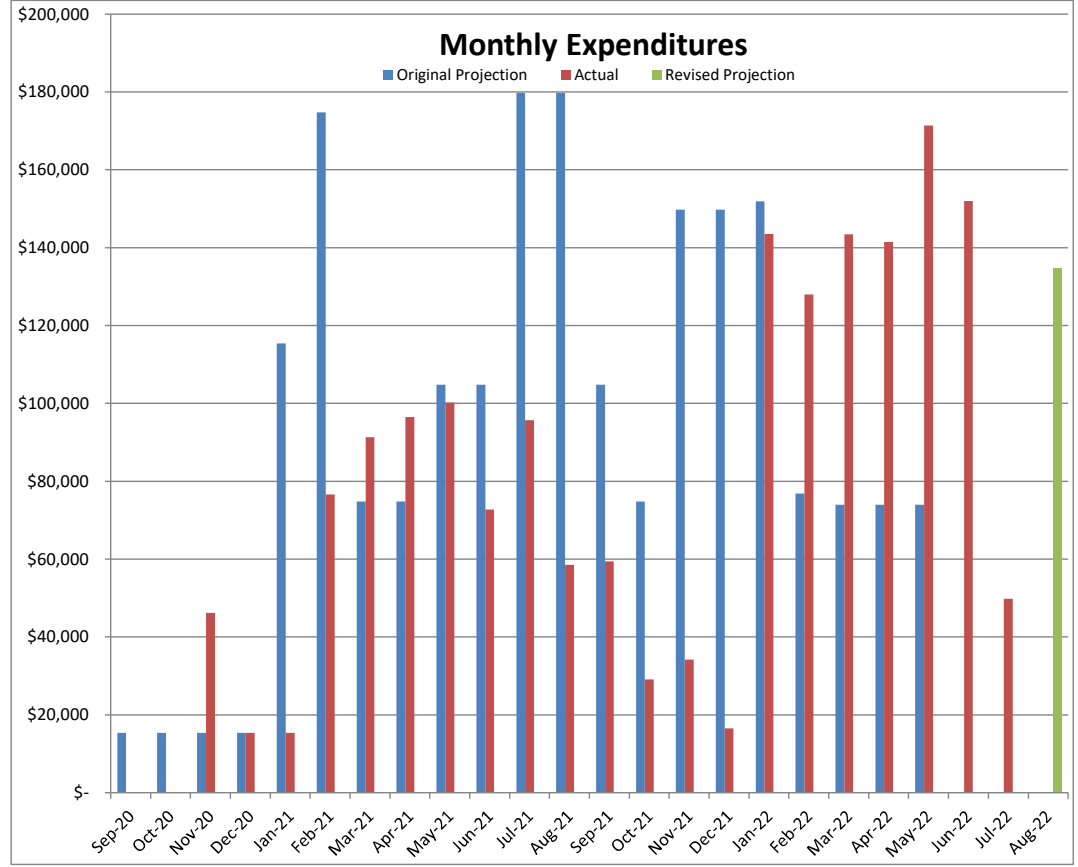
FSA BRR 01	11/30/2020	Transfer \$225,000 from Other Contingency to OPM Feasibility Study/Schematic Design to fund OPM Base Contract for Feasibility Study/Schematic Design.
FSA BRR 01	2/9/2021	Transfer \$344,466 from Other Contingency to A/E Feasibility Study/Schematic Design to fund A/E Base Contract for Feasibility Study/Schematic Design.
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.

Feasibility Study Agreement Budget Transfers (Continued):

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	\$ -	\$ -	\$ 134,620
Sep-22	\$ -	\$ -	\$ 128,153
Total:	\$ 2,000,000	\$ 1,737,227	\$ 262,773

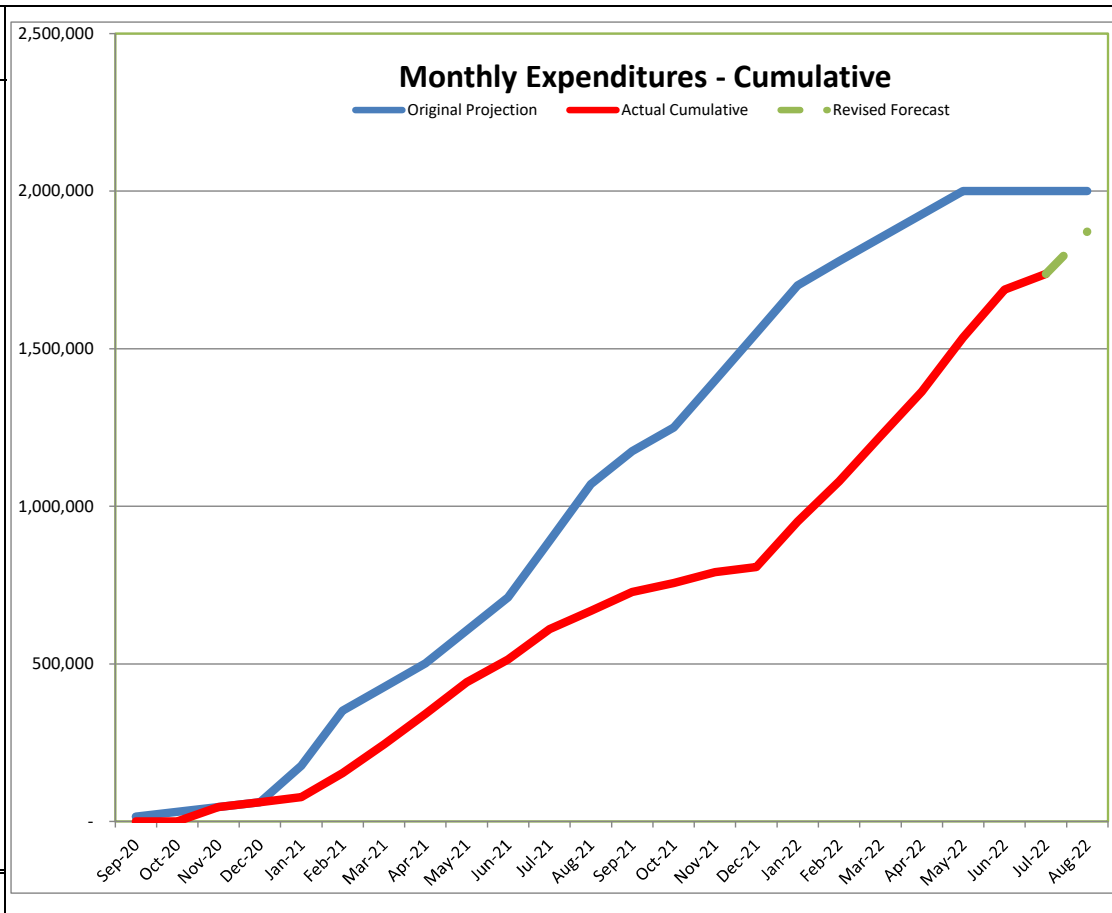


John R. Pierce School - Brookline, MA

July 31, 2022

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	\$ 1,737,227
Aug-22	2,000,000		\$ 1,871,847
Sep-22			\$ 2,000,000
Total:	\$ 2,000,000	\$ 1,737,227	\$ 2,000,000



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	\$ 317,505.00	\$ 7,495.00	98%
	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							
	TOTAL:	\$ 345,884.04					\$ 338,389.04	\$ 7,495.00	98%

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	\$ 652,386.25	\$ 6,589.75	99%
	\$ 227,275.00	Miller Dyer Spears Base Contract	01/26/21	AFSSD	Reimbursable Services	\$ 143,586.60	\$ 83,688.40	63%
	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	0%
	\$ 90,750.00	Vanasse & Associates	1/3/2022	AFSSD	School Street Modification Study	\$ 89,405.35	\$ 1,344.65	99%
	Total 03: \$ 134,750.00							
04	\$ 1,647.12	GGD	06/21/22	AFSSD	Hydrant Flow Test		\$ 1,647.12	0%
	Total 04: \$ 1,647.12							
	TOTAL: \$ 1,458,913.12					\$ 1,321,643.20	\$ 137,269.92	91%

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	\$ 49,200.00	\$ 8,200.00	86%
Total Base:	\$ 57,400.00							
01	\$ 4,288.00	Consigli	8/9/2022	ENVIRO	Destructive HAZMAT Exploratory Services		\$ 4,288.00	0%
Total 01:	\$ 4,288.00							
TOTAL:	\$ 61,688.00					\$ 49,200.00	\$ 12,488.00	80%

**JOHN R. PIERCE SCHOOL
PRELIMINARY PROJECT SCHEDULE
Preferred Schematic Report/Schematic Design Phase
July 31, 2022**

ID	Task Name	Start	Finish	2019				2020				2021				2022				2023				2024				2025				2026				2027				2028
				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
1	Eligibility Period	Mon 6/3/19	Wed 8/12/20	Eligibility Period																																				
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	OPM Selection	Thu 4/16/20	Tue 11/10/20	OPM Selection																																				
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	Designer Selection	Wed 9/16/20	Wed 3/10/21	Designer Selection																																				
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	Preliminary Design Program (PDP)	Mon 12/14/20	Tue 7/20/21	Preliminary Design Program (PDP)																																				
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	Preferred Schematic Report (PSR)	Wed 6/16/21	Wed 3/2/22	Preferred Schematic Report (PSR)																																				
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	Schematic Design (SD)	Thu 3/3/22	Wed 12/21/22	Schematic Design (SD)																																				
49	Develop Schematic Design Submission(* Start in Jan.)	Thu 3/3/22	Fri 7/8/22	Develop Schematic Design Submission(* Start in Jan.)																																				

Project Number: 2101

Project Name: Brookline Pierce School

Company Name: MDS-Sasaki (including Consultants)

Company Name	Workforce Participation				
	Minority Hours	Minority %	Women Hours	Women %	Total Hours
MDS	0	0.00%	3633	67.42%	5388.5
Sasaki	3217.5	28.28%	9223	81.06%	11378.5
A.M. Fogarty	0	0.00%	0	0.00%	154.5
Hastings	0	0.00%	0	0.00%	18
GGD	0	0.00%	18	4.76%	378
LGCI	57.3	55.10%	0	0.00%	104
Feldman Land Surveyors	16	4.01%	8	2.01%	399
PEER Consultants	0	0.00%	0.5	0.27%	186.25
Souza True & Partners Inc.	0	0.00%	59	65.74%	89.75
New Vista Design	15	12.50%	15	12.50%	120
Pamela Perini Consulting		0.00%	35	100.00%	35
Vanasse & Associates, Inc.	130	74.29%	140	80.00%	175
Total	3435.8	174.17%	13131.5	413.75%	18426.5

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Scope Options for SD Estimate

		Costs w/ Mark-ups				
		Consigli	Not Recommended	Pending	Accepted Value	Comments
MECHANICAL						
H	0	HVAC OPTION 1 CHILLED WATER COOLING AND ELECTRIC HEATING	\$157,005	NR		Base Estimated Scope
H	1	HVAC OPTION 2 WATER SOURCE HP CHILLER & DRY COOLER	\$243,637	NR		Add
H	2	HVAC OPTION 3 WATER SOURCE HP & GEOTHERMAL	\$7,325,182			Included in project costs
H	3	OR HVAC OPTION 3A WATER SOURCE HP & GEOTHERMAL AT PARK	(\$721,576)		(\$721,576)	Reduction from previous Add for consideration during DD. Article 97 and PFA considerations. Team working toward this now.
ccc	14	Geothermal Wells in Ball Field, but Keep Basketball Court as-is	(\$126,585)		(\$126,585)	Can only be taken with item H3 - Scope to be defined. Explore in DD.
ccc	2	Reduce Geothermal Well to 780' (HPGX) x 56, Similar to Driscoll	(\$601,830)		(\$601,830)	Need test wells and better understanding of well quantities. Explore in DD.
H	4	Eliminate Return/Exhaust Insulation within Building. With exception of maintaining 20 ft from exterior connection to inside the building for RTU and AHUs	(\$318,543)		(\$318,543)	
H	5	Kitchen Exhaust - Allow use of Code-approved Factory Fabricated Kitchen Exhaust Ductwork system	(\$11,624)		(\$11,624)	
H	6	Change Multi-purpose from Full AC to Partial AC/Dehumidification. Reduce AHU-9 by approx 1,000 CFM to 4,000 CFM (HVAC Option 2 & 3)	(\$1,600)	(\$1,600)		Ridley Full AC / Driscoll Partial AC Dehumid
H	7	Change Media Center from Full AC to Partial AC/Dehumidification, Reduce AHU-7 by approx 1,000 CFM to 4,000 CFM (HVAC Option 2 & 3)	(\$1,600)	(\$1,600)		Ridley/Driscoll Full AC
H	8	ATC - Delete weather stations and individual AHU unit OA temp & humidity sensors. Instead just use (2) Common Central OA Temp & %RH - One primary & one backup. Delete Wind Speed/Direction & Barometric Pressure Data	tbd	NR		
H	9	ATC - Use combine temp & humidity sensors for all AHU controls	tbd			GGD
ELECTRICAL						
EV	B	39 EV spaces (includes all equipment) (20 units of dual port)				Base Scope - Conduit to rest of spaces included.
EV	EV-1	Reduce to 30 EV spaces (15 units of dual port)	(\$110,517)		(\$110,517)	Reduction of 5 units of dual port. Minimum required with zoning prior to Town Meeting May 2022. Includes all EVSE equipment.
EV	EV-2	Add 120 EV spaces (60 dual EV Ready Stations + Automatic Load Systems)	\$295,174		\$295,174	Dependent on updated Town zoning. Does not include EVSE stations in add. Grants?
ccc	61	Correction to EV scope in base	(\$76,077)	(\$76,077)		Conduit to future locations. Less expensive now than later.
E	1	Change all PV panels to PPA by others or add alternate. Provide rough in and PV frame for PV Ready only in project.	(\$2,600,929)		(\$2,600,929)	\$2,000,000 x 1.44 500KW. Include as add alternate in documents.
E	2	Delete PV frame over mechanical areas.	(\$415,791)		(\$415,791)	Building EUI affected. Cost benefit of these panels?
E	2a	If yes on E2 and no on E1, also reduce PV's by 28% (360 KVA)	(\$728,260)	(\$728,260)		Building EUI affected. Can only be taken, if E1 not taken. Cost benefit of these panels?
E	3	OR Reduce the size of the PV system to 400kW from 500kW, if you don't take E1 or E2/E2a)	(\$520,186)	(\$520,186)		Building EUI affected. Can only be taken, if E1 not taken.
E	4	Allow Aluminum wiring for feeders 100Amperes and over	(\$82,298)	(\$82,298)		
E	5	Allow MC to be used for feeders in lieu of Pipe and wire	(\$25,446)		(\$25,446)	
E	6	Change data wiring to non-plenum cable	(\$11,285)		(\$11,285)	
E	7	Remove central UPS units	(\$134,666)	(\$134,666)		Rack mount units will need to be purchased in FF&E
E	8	Eliminate lightning protection	(\$96,205)	(\$96,205)		This is not required by code however GGD recommends keeping this system.
E	9	Allow Aluminum conductors for secondaries	see E4			
E	10	LV conduit provisions to be ENT in lieu of EMT	no savings			
E	11	Allow low energy fire alarm cable in lieu of MC cable.	(\$13,670)		(\$13,670)	
ccc	51	Relocate Transformer to Entry Drive & Electrical Room to Garage	(\$212,548)	(\$212,548)		Does not fit with all of the other program at receiving area.
ccc	52	Aluminum at Switchboards and Transformers	(\$22,472)	(\$22,472)		GGD: No issue
ccc	53	Local Lighting Control vs Networked System	(\$70,439)	(\$70,439)		GGD: We do not recommend this item as effects LEED and GGD does not think there will be that much savings when adding the other components to make a non-networked system code compliant.

VM Log

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Scope Options for SD Estimate

			Costs w/ Mark-ups				
			Consigli	Not Recommended	Pending	Accepted Value	Comments
ccc	54	Reduce Generator Load from 500kV to say 250kV	(\$130,046)	(\$130,046)			GGD: Not recommended as this will not allow for emergency power for electric fossil fuel free heating system to properly maintain freeze protection levels within building.
ccc	55	Lightning Preventor (single mast) vs UL Master System	(\$45,044)		(\$45,044)		Can only be taken, if haven't taken E8
ccc	56	Reduce Lighting Allowance at School to \$10.00/sf	(\$186,095)			(\$186,095)	
ccc	57	Reduce Site Lighting Allowance to \$150,000	(\$130,046)	(\$130,046)			Not recommended until detailed lighting design has taken place in DD phase.
ccc	58	Use WAP with Minimal Hardwired Tel-Data Outlets	(\$234,798)			(\$234,798)	Phone, wireless, PA speaker, projector, and 2 on wall.
ccc	59	Adjustment Wireless Clock System Pricing	(\$152,618)			(\$152,618)	
ccc	60	Non-Proprietary Vendor for Fire Alarm	(\$174,008)	(\$174,008)			Rejected TOB- need to match other projects in Town for consistency and maintenance
AUDIO-VISUAL							
AV	1	Delete Speech Reinforcement in classrooms (per ACT narrative)	(\$227,581)			(\$227,581)	Acentech noted that this shouldn't be needed with better HVAC system and wall separations. Lightspeed system. Carried as separate AV package. Need outlet only.
ccc	50	AV by Owner	(\$2,824,114)		(\$2,824,114)	Clarify scope	Clarify scope in Town vs. CM budget, as well as ACT scope. Carried as separate AV package at Driscoll. Sound in GMP at FRR, not in Driscoll, projectors FFE, after C of O. Conduit included in base.
PLUMBING							
P	1	Deduct 6 point of use acid neutralization locations per Science room (leaving a total of 2 at Prep rooms only.) 18 locations	(\$24,596)		(\$24,596)		Dependent on approval of Authority Having Jurisdiction
FIRE PROTECTION							
FP	1	Delete fire pump	(\$169,883)		(\$169,883)		Dependent on flow test TBD.
HAZMAT							
HZ	1	Reduce by 50% allowances for Hazmat -	(\$6,783,208)			(\$6,783,208)	Confirmed with additional testing
HZ	2	Remove library oil tank through other Town budget (per Charlie/Tony emails)	(\$156,056)			(\$156,056)	Confirmed by Town.
ARCHITECTURAL							
A	1	Delete Existing Historic Basement waterproofing, including 70% of replacement slab shown and perimeter drainage around historic building.	(\$1,107,959)		(\$1,107,959)		Explore in DD.
A	2	Eliminate waterproofing of existing garage roof	(\$195,590)			(\$195,590)	Not recommended under new landscaping and play structures. Carry patch and repair only? Keep \$50,000 allowance.
A	3	Substitute ERA-01R metal deck with fireproofing, except under mechanical, in lieu of ERA-01.2R 1-HR RATED ROOF ON COMPOSITE CONC./STEEL DECK	(\$359,765)			(\$359,765)	Some loss of sound control
A	4	Substitute ESA-03.1 Alternative Option at Garage/Building Interface for ESA-03.	\$3,624,357	\$3,624,357			
A	5	Substitute special sprinklers at rated interior glass in lieu of 90 minute Firelite ceramic glass locations	(\$448,010)			(\$448,010)	Dependent on approval of Authority Having Jurisdiction.
A	6	Replace spandrel glass area of CW at smaller typical openings to ACM panel within frame (6700sf)	(\$139,410)		(\$139,410)		Explore in DD.
A	6a	Replace spandrel glass area of CW to Zinc Panel Rainscreen	(\$115,449)		(\$115,449)		Cannot be taken with A6
A	7	Replace exterior glass rail with color galv rail system	(\$23,408)	(\$23,408)			92 If at 300S/SF X 1.44
A	8	Reduce some of the in-wall batt insulation and/or the roof and garage-soffit insulation and re-run energy model (there may be HVAC impacts that offset the savings - coordinate with GGD to find the sweet spot of maximum benefit)	TBD		EUI		Long term energy loss.
A	9	Is the 1" of insulation below slabs on grade required? Not at perimeter but in the field)	(\$25,512)	(\$25,512)			

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Scope Options for SD Estimate

		Costs w/ Mark-ups					
		Consigli	Not Recommended	Pending	Accepted Value	Comments	
A	10	Change stair 7 enclosure from EWA-02 to Concrete structure with louvers only. No rating. No insulation. No heat. Replace garage wall with fencing above 3'AFF	(\$42,000)			(\$42,000)	Reflected in dwgs
A	11	Remove garage to service corridor wall from above 3'AFF. Replace w/ fencing. Delete heat from corridor.	(\$20,000)			(\$20,000)	Reflected in dwgs
A	12	Reduce Service Corridor area by 80sf. Provide roof over that area only.	(\$18,000)		(\$18,000)		Rotate door 90 degrees.
A	13	Delete concrete openings and exterior metal grilles at existing garage	(\$99,486)			(\$99,486)	Reflected in dwgs
A	14	Delete Tieback and Lifeline Anchors	(\$228,064)		(\$228,064)		Note: PVs must be reduced to keep them further from the edge. No. 10' loss of PVs?
A	15	a) Substitute 2 hour High Durability fireproofing (Monokote Z-106/HY) for intumescent paint at Gymnasium beams (not columns)	(\$59,821)		(\$59,821)		
A	16	Delete fencing and automatic vehicle barriers at middle of upper garage.	(\$31,796)		(\$31,796)		
A	17	Delete existing garage concrete repair allowance	Repeat				repeat of A2
A	18	Reduce 6' snow barrier from 524sf to 344 sf	(\$34,826)			(\$34,826)	Reflected in dwgs
A	19	Delete roof ladders to low roofs and allow access through operable panels in CW.	(\$83,230)		(\$83,230)		
A	20	Reduce layers of GWB at walls from 3 to 2. Locations/Quantity TBD.	(\$92,951)		(\$92,951)		
A	21	Eliminate sinks not required by MSBA to match Driscoll	(\$64,445)		(\$64,445)		Delete 16 sinks = 1 each at (3) Pre-K, (4) ELL, (6) 7/8 classroom, (3) WL
A	22	Reduce casework at Breakroom/Workshop	(\$8,521)		(\$8,521)		
A	23	Reduce shelving at Storeroom 143. Purchase through FFE	(\$5,890)		(\$5,890)		
A	24	Replace metal soffits ESA-01 and ESA-02 with exterior stucco	(\$168,417)			(\$168,417)	life cycle of stucco?
A	25	Revise interior alum storefront to HM frames. 2/3 HM and 1/3 Alum.	(\$135,476)			(\$135,476)	
A	26	Reduce architectural woodwork by 10% of project area and other custom	(\$108,173)			(\$108,173)	
A	27	Revise precast terrazzo treads and risers to other material (metal/porcelain tile, other TBD?)	(\$39,480)	(\$39,480)			perforate riser, terrazzo at tread only
A	28	Reduce millwork wall panelling by 15%	(\$64,837)		(\$64,837)		
A	29	Reduce wall tile in toilet rooms to 6'	(\$171,408)			(\$171,408)	
A	30	Acoustical ceilings – consider alternate product for dining/cafeteria (AB-1) – target 10% cost reduction	(\$22,012)		(\$22,012)		
A	31a	End grain wood (WDF-1) \$70k – in tech lab and adjacent small group – could change to rubber	(\$49,712)		(\$49,712)		
A	31b	End grain wood (WDF-1) \$70k – in tech lab and adjacent small group – could change to polished concrete	(\$48,631)		(\$48,631)		Cannot be taken with A31a
A	32a	Reduce terrazzo flooring area by 2,533sf (remove from corridors C100, C103, C104, C106, C306, HC306) and replace with a) porcelain tile	(\$4,855)	(\$4,855)			at 42 \$/sf X 1.44
A	32b	Reduce terrazzo flooring area by 2,533sf (remove from corridors C100, C103, C104, C106, C306, HC306) and replace with b) marmoleum	(\$191,840)			(\$191,840)	at 42 \$/sf X 1.44 Cost adjusted for revised areas.
A	33	Reduce wall covering areas WC-1 and WG-1	(\$130,046)			(\$130,046)	
A	34	Provide galvanized and powder coated handrails in lieu of stainless steel handrails (exterior railings)	(\$198,321)	(\$198,321)			Rejected due to maintenance, cleaning, and durability.
A	35	Reduce Ground Floor New Garage by 359sf and 1st Floor New Garage by 818 sf (Move stair/service corridor east.)	(\$91,562)		(\$91,562)		Note: loss of 3 parking spaces. Explore in DD.
A	36	Would it be possible to start the elevator at floor 1, instead of floor 0 (garage)?	(\$50,068)	(\$50,068)			
A	37	Can we keep more garage by moving the break (new to old) further towards the north?			TBD		Consigli to locate as-built shrinkage bay. Explore in DD.
A	38	Reduce acoustical double slab with one inch Pliteq by 4,154 SF	(\$67,570)		(\$67,570)		\$10.5/SF
A	39	eliminate motor operated shades at gymnasium	(\$4,213)	(\$4,213)			
A	40	Cost savings to security film vs. security?	(\$26,009)			(\$26,009)	Clarification of scope from Town - reflected in dwgs.

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Scope Options for SD Estimate

		Costs w/ Mark-ups					
		Consigli	Not Recommended	Pending	Accepted Value	Comments	
ccc	1	Reduce Floor to Floor Height by 12" per Floor	(\$708,152)	(\$708,152)			This misaligns floors at every level with existing neighbor elevations, existing library receiving elevation, existing top of garage, and alignment with historic building levels. It adds stairs/ramps.
ccc	1a	Reduce Upper Floor to roof by 5.5"	(\$83,511)		(\$83,511)		drop roof by 5.5" if we go geothermal, multiple reasons not to drop lower floors. Explore in DD.
ccc	3	Staging at Brick Only	(\$468,817)			(\$468,817)	
ccc	4	Reduce Escalation to 8.0%	(\$3,200,768)	(\$3,200,768)			Leave at 10.5% due to volatile market conditions
ccc	5	Reduce Improvements to Existing Garage	(\$180,985)			(\$180,985)	reduce fireproofing and delete painting only
ccc	6	Eliminate Integral Sunshades at CW	(\$153,390)	(\$153,390)			
ccc	7	Reduce Mfg Casework by 25%	(\$576,105)		(\$576,105)		Scope per staff meetings. Explore in DD.
ccc	8	15 Mil Poly in lieu of AVB above Garage Roof Slab	(\$254,078)		(\$254,078)		further review required. Explore in DD.
ccc	9	Leave Garage Walls, Columns and Ceiling Unpainted	(\$222,028)			(\$222,028)	
ccc	10	Replace Pavers and Railing at Balcony with Membrane Roof	(\$212,450)	(\$212,450)			Rejected.
ccc	11	Eliminate Benches at Interior Courtyard	(\$99,811)			(\$99,811)	
ccc	12	Change 60% of Spandrel Glass to Brick	(\$346,078)	(\$346,078)			
ccc	13	Eliminate tunnel (elev move separate consideration)	(\$807,519)			(\$807,519)	Yes.
STRUCTURAL							
S	1	Consider utilizing lightweight concrete for slabs on steel decking in order to reduce steel weight, foundations, and seismic load. A moisture mitigation system for flooring adhesives may be required if lightweight concrete is used.	(\$183,895)		(\$183,895)		based on 2.0% reduction in structural steel at floors. Explore in DD.
S	2	Consider reducing clearance in parking garage by changing structural system? Locations TBD		NR			
KITCHEN							
K	2	Delete the rotisserie.	(\$29,466)		(\$29,466)		
K	3	Delete the griddle.	(\$11,132)		(\$11,132)		
K	4	By taking items K2 and K3 the hood can be made smaller. Plus minor additional savings in mechanical system size and ductwork.	(\$10,497)		(\$10,497)		dependent on K2 and K3.
SITE							
L	1	Provide cast-in-place concrete treads in lieu of architectural precast concrete treads.	(\$50,328)		(\$50,328)		
L	2	Replace impermeable pavers with cast-in-place concrete pavement.	(\$256,712)			(\$256,712)	Replace all impermeable with cast in place
L	3	For site retaining walls <4' high, provide cast-in-place concrete walls in lieu of architectural precast concrete blocks, only at service area locations	no change	no change			
L	4	Reduce play equipment allowance by 30%.	(\$438,907)			(\$438,907)	\$50k for PreK/K equipment only at Driscoll not including installation costs
L	5	Reduce or eliminate covered walkway/bus shelter canopy structure at Pierce Street dropoff	(\$296,506)		(\$296,506)		Explore in DD.
L	6	Add covered walkway from curb to front door (+150'x15')	\$675,000	\$675,000			Address in SD report, not an MSBA requirement, just a comment.
L	7	Provide architectural precast concrete in lieu of granite for raised planter edges along School Street.	(\$25,619)		(\$25,619)		
L	8	20% reduction in cafe tables, chairs, moveable seating costs (but no reduction of bike and scooter rack quantities)	(\$6,502)		(\$6,502)		
L	9	20% reduction in plants and soils costs.	(\$83,067)		(\$83,067)		Explore in DD.
L	10	Delete irrigation	(\$165,419)		(\$165,419)		Explore in DD.

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Scope Options for SD Estimate

			Costs w/ Mark-ups				
			Consigli	Not Recommended	Pending	Accepted Value	Comments
ccc	20	Use Bituminous Paving in Lieu of Concrete Under Play Surface	(\$134,635)			(\$134,635)	might be able to go directly on existing and/or stone for additional savings - MDS to confirm with structural in DD
ccc	21	Reduce Playground Surfacing to 5,000 sf, Replace with Synthetic Lawn	(\$85,050)	(\$85,050)			Not recommended, until further design has been undertaken.
ccc	22	Use Concrete with Trench Drains in Lieu of 50% Permeable Pavers	(\$157,681)		(\$157,681)		Explore in DD.
TRAFFIC							
T	1	Street Improvements Washington St. to Harvard St. - Bike Lanes full length, full street light, sidewalk extension, etc.					
T	2	Extend extent of milling on School to Washington Street					
			(\$27,409,500)	(\$3,132,839)	(\$8,876,373)	(\$15,400,288)	

Cost Comparison - Driscoll to Pierce

19-Jul-22

DRISCOLL						157,950 Total GSF
	GSF	GMP	Escalation	Escalated to Jun '22	Cost/SF	
New School	157,950	\$ 63,873,121	14%	\$ 72,815,358	\$ 461.00	
New School Subtotal	157,950			\$ 72,815,358	\$ 461.00	
Garage (N/A)		\$ -	14%	\$ -		
Garage Subtotal	157,950			\$ -		
Site and Site Improvements		\$ 14,527,053	14%	\$ 16,560,840	\$ 104.85	
Site Subtotal	157,950			\$ 16,560,840	\$ 104.85	
Demo and Abatement		\$ 1,472,460	14%	\$ 1,678,604	\$ 10.63	
Demo/Abatement Subtotal	157,950			\$ 1,678,604	\$ 10.63	
Geothermal		\$ 4,700,307	N/A	\$ 4,700,307	\$ 29.76	
Geothermal Subtotal	157,950			\$ 4,700,307	\$ 29.76	
added as Chage Order*						
Total Direct Construction Costs		\$ 84,572,941		\$ 95,755,110	\$ 606.24	
Add for Contingencies, GRs, GCs, Bonds, Insurance, Fee		\$ 13,950,699		\$ 15,903,797	\$ 100.69	
Total Estimated Construction Cost June '22 - Before Escalation		\$ 98,523,640		\$ 111,658,907	\$ 706.93	
Escalation to '24				\$ 11,724,185	\$ 74.23	
Total Estimated Construction Cost Escalated to 2024				\$ 123,383,092	\$ 781.15	

PIERCE				262,787 Total GSF
	GSF		Cost/SF	
New School	143,099	\$ 71,703,667	\$ 501	
Historic Building	30,456	\$ 8,455,145	\$ 278	
Addition at Historic Building	6,994	\$ 2,760,307	\$ 395	
total educational GSF:	180,549	82,919,119	\$ 459.26	
New Garage	62,839	\$ 9,546,534	\$ 151.92	
Existing Garage	19,849	\$ 610,800	\$ 30.77	
total garage GSF:	82,688	10,157,334	\$ 122.84	
Site and Site Improvements		\$ 12,431,972	\$ 47.31	
total bldg GSF:	262,787	12,431,972	\$ 47.31	
Demo and Abatement		\$ 7,226,874	\$ 27.50	
Floor Tile, Ceiling Tile, UST		\$ 613,494	\$ 2.33	
total bldg GSF:	262,787	7,840,368	\$ 29.84	
Geothermal		\$ 7,325,182	\$ 27.87	
total bldg GSF:	262,787	7,325,182	\$ 27.87	
Total Direct Construction Costs		120,673,975	\$ 459.21	
Add for Contingencies, GRs, GCs, Bonds, Insurance, Fee*		\$ 40,935,878	\$ 155.78	
Total Estimated Construction Cost June '22 - Before Escalation		161,609,853	\$ 614.98	
Escalation to '24		\$ 12,670,767	\$ 48.22	
Total Estimated Construction Cost Escalated to 2024		174,280,620	\$ 663.20	

Variance
\$ (1,111,691)
\$ 8,455,145
\$ 2,760,307
10,103,761
\$ 9,546,534
\$ 610,800
10,157,334
\$ (4,128,868)
(4,128,868)
\$ 5,548,270
\$ 613,494
6,161,764
2,624,875
24,918,865
*Pierce higher % than Driscoll because design contingencies become 0% at GMP
49,950,946
50,897,528

Significant Contributors to Cost Delta

Description	Cost of work	adders*	Total Cost
Hazardous material abatement Premium at Pierce	\$ 6,161,764.00	1.30	\$ 8,010,293.20
Cost of Pierce Garage	\$ 10,157,334.00	1.30	\$ 13,204,534.20
Additional Pierce Educational Program Area Pierce=180,549 v Driscoll=157,950 @ \$560/sf	\$ 12,656,000.00	1.30	\$ 16,452,800.00
Longer Pierce Construction Duration (+12 months)	\$ 3,651,729.00	1.30	\$ 4,747,247.70
School Street	\$ 1,846,444.80	1.30	\$ 2,400,378.24
Subtotal of above			\$ 44,815,253.34
Other Scope/ Cost Items			
Structural Steel pricing	\$ 1,000,000.00	1.30	\$ 1,300,000.00
Roofing pricing	\$ 564,000.00	1.30	\$ 733,200.00
AV Equipment scope	\$ 1,898,341.00	1.30	\$ 2,467,843.30
Electrical Service pricing/scope	\$ 1,170,741.00	1.30	\$ 1,521,963.30
Distribution			
Access/ Intrusion Alarm pricing/scope	\$ 188,150.00	1.30	\$ 244,595.00
Tie Back and scope	\$ 175,371.00	1.30	\$ 227,982.30
Lifeline Anchors			
Vegetated Roof scope	\$ 300,000.00	1.30	\$ 390,000.00
Terrazzo Stairs scope	\$ 128,000.00	1.30	\$ 166,400.00
Terrazzo Floor scope	\$ 827,000.00	1.30	\$ 1,075,100.00
Exterior Scaffolding scope	\$ 202,500.00	1.30	\$ 263,250.00
Exterior - Slate scope	\$ 181,500.00	1.30	\$ 235,950.00
Exterior - ACM scope	\$ 906,172.00	1.30	\$ 1,178,023.60
CW Premium to scope	\$ 1,447,900.00	1.30	\$ 1,882,270.00
Storefront framing			
* 30% is markup excluding escalation	\$ 43,462,946.80		\$ 56,501,830.84