

FLORIDA RUFFIN RIDLEY SCHOOL
(formerly known as EDWARD DEVOTION SCHOOL)
SCHOOL BUILDING PROJECT #201100460015
TOWN OF BROOKLINE, MASSACHUSETTS

MSBA FINAL PROJECT COST AUDIT

04/22/2021

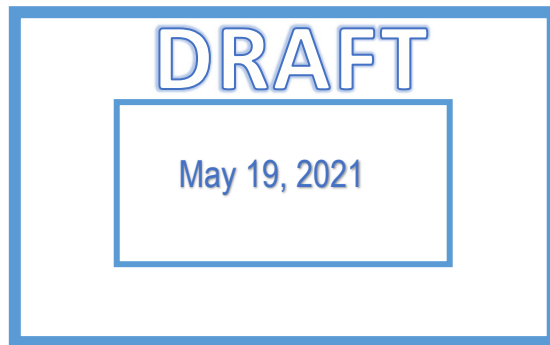


TABLE OF CONTENTS

PROJECT DESCRIPTION.....	2
PROJECT SUMMARY.....	3
SCHEDULE OF BUDGET VS. ACTUAL COSTS	4
SCHEDULE OF INELIGIBLE COSTS.....	6-8
SUMMARY OF GENERAL CONTRACT AND CHANGE ORDERS.....	9-12
SUMMARY OF ARCHITECTS CONTRACT AND AMENDMENTS.....	13
SUMMARY OF OPM CONTRACT AND AMENDMENTS.....	14

Project Description

An addition and renovation project at the Edward Devotion School located at 345 Harvard Street, Brookline, MA.

The original Edward Devotion school building was constructed in 1913 with upgrades and additions completed in 1954 and 1977. The existing Edward Devotion School is a 162,051 square foot facility located on a 7.5 acre site, serving the Coolidge Corner neighborhood of Brookline. In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and the educational program, and received input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its consultants, the District's Statement of Interest ("SOI") identified deficiencies in the following areas: mechanical, windows, and roofing. In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program as well as existing and projected overcrowding.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and the educational program, and received input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its consultants initially considered five preliminary options. The District has selected "Option 1," which proposes a large addition to replace the majority of the existing facility and renovates the visible portions of the existing 1913 Edward Devotion School, as the preferred option to proceed into Schematic Design.

MSBA staff reviewed the documents provided by the District and met with the District and its consultants to discuss scope and budget. The District has provided a Total Project Budget which excludes legal fees, OPM fees in excess of 3.5% of total building cost, permitting fees, costs associated with rented metered parking during construction, Designer fees in excess of 10% of total building cost, ineligible costs associated with abatement of asbestos-containing floor materials and contaminated soils, site costs in excess of 8% of total building cost, costs associated with ineligible construction area, construction costs in excess of \$287/sf plus eligible demolition and abatement, costs associated with swing space, costs associated with mailing and moving, costs in excess of the MSBA Fixtures, Furniture and Equipment cost caps, and owner's and construction contingency costs. Additionally, the proposed project includes 60,306 square feet of area that is ineligible for reimbursement, including space associated with the proposed two-story parking garage, enclosed utilities, a multi-purpose room, custodial and maintenance space in excess of MSBA standards, a greenhouse, staff showers, and other miscellaneous offices. The MSBA will be recovering the associated commissioning costs for these spaces and has calculated this recovery of funds to be \$47,039. This amount has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant.

**Massachusetts School Building Authority
Town of Brookline, Massachusetts
Florida Ruffin Ridley School
Project Number: 201100460015
Project Summary**

Bid Budget:

First Amendment to the PFA effective June 5, 2015	\$ 120,150,000
Cost/Scope items excluded from Total Facilities Grant	(51,715,347)
Preliminary Ineligible Costs	-
Basis for Total Maximum Facilities Grant	<u>\$ 68,434,653</u>

Adjustments to Basis for Total Facilities Grant

Basis per Executed PFA, as amended	\$ 68,434,653
Additional Scope Exclusions identified	(699,141)
Basis for Total Facilities Grant per ProPay	<u>\$ 67,735,512</u>

Total Facilities Grant Calculation based on Final Costs Submitted:

Final Project Costs Submitted	\$ 113,226,648 (a)
Cost/Scope items excluded from Total Facilities Grant	(46,992,638)
Ineligible Costs excluded from Total Facilities Grant	<u>(548,944) (b)</u>
Eligible Costs subject to Reimbursement Rate	\$ 65,685,066
Reimbursement Rate	38.30%
Final Total Facilities Grant	<u>\$ 25,157,380</u>

Grant Payment Status based on Final Total Facilities Grant:

Final Total Facilities Grant	\$ 25,157,380
Amount Paid to date	23,480,536
Remaining Grant to be Paid	<u>\$ 1,676,844</u>

(a) Includes a total of \$430,791 in duplicated costs.

(b) Includes submitted costs exceeding the basis and costs that are categorically ineligible per the MSBA Policies. Please see page 5 for details of ineligible costs.

**Massachusetts School Building Authority
Town of Brookline, Massachusetts
Florida Ruffin Ridley School
Project Number: 201100460015
Schedule of Budget vs. Actual Costs**

	PFA Bid Budget	Preliminary Ineligible Scope Exclusion	Budget Revisions	Basis	Total Project Costs Submitted	Ineligible Costs and Scope Exclusions	Eligible Costs
Feasibility Study Agreement	\$ 1,633,135	\$ -	\$ -	\$ 1,633,135	\$ 1,608,671	\$ (12,277)	\$ 1,596,394
Administration	2,025,650	(100,000) (a)	-	1,925,650	1,047,421	(65,116)	982,305
Architecture and Engineering	8,166,707	-	-	8,166,707	8,232,048	(367,714)	7,864,334
Construction	89,735,927	(38,745,697) (a)(c)(d)	-	50,990,230	89,735,941	(38,745,711)	50,990,230
Construction contingency	5,744,286	(3,472,129) (b)(f)	(2,272,157)	-	-	-	-
Change Orders	-	(1,003,724) (e)	2,272,157	1,268,433	2,272,157	(1,003,723)	1,268,434
Miscellaneous Project Cost	8,394,998	(7,744,998) (a)	447,800	1,097,800	7,464,695	(6,840,066)	624,629
Furnishings & Equipment	3,535,000	(1,111,000) (c)	-	2,424,000	2,865,715	(506,975)	2,358,740
Owner's Contingency	914,297	(236,940) (b)	(447,800)	229,557	-	-	-
Total	\$ 120,150,000	\$ (52,414,488)	\$ -	\$ 67,735,512	\$ 113,226,648	\$ (47,541,582)	65,685,066
Reimbursement Rate							38.30%
Final Total Facilities Grant							\$ 25,157,380

Substantial Completion Date 9/6/2018

- (a) Scope exclusion reflects an overall scope exclusion.
- (b) Scope exclusion reflects a categorically ineligible amount per MSBA policies and program guidelines.
- (c) Scope exclusion reflects an amount that exceeds allowance.
- (d) Scope exclusion reflects the cost recovery amount.
- (e) Scope exclusions reflects the eligibility of change orders per approved BRR and Change Order letter dated on 2/17/2021.
- (f) Scope exclusion reflects an ineligible amount per the original funding agreement and BRRs.

**Massachusetts School Building Authority
Town of Brookline, Massachusetts
Florida Ruffin Ridley School
Project Number: 201100460015
Schedule of Ineligible Costs**

<u>Class</u>	<u>Vendor</u>	<u>Invoice Date</u>	<u>Submitted Costs</u>	<u>Ineligible Cost</u>	<u>Request #</u>	<u>Reasons for Ineligible Cost</u>
00010000 OPM - Feasibility Study	ANTHONY GUIGLI	05/22/2014	\$ 35	\$ 35	1	F
00010000 OPM - Feasibility Study	ANTHONY GUIGLI	Various	110,879	11,540	Various	G
00020000 A&E - Feasibility Study	HMFH	07/03/2015	2	2	4	R
00040000 Other	LYNNE GRIFFITH	02/25/2014	90	90	1	F
00040000 Other	WB MASON	08/19/2013	110	110	1	F
00040000 Other	COMMONWEALTH OF MASS	05/16/2014	500	500	1	F
01020400 OPM - Design Development	ANTHONY GUIGLI	03/05/2015	90,517	22,139	4	G
01020400 OPM - Design Development	ANTHONY GUIGLI	03/05/2015	6,260	6,260	4	A
01020400 OPM - Design Development	SHI INTERNATIONAL CORP	10/29/2015	1,920	1,920	4	F
01020400 OPM - Design Development	VEOLIA	11/11/2015	991	991	4	L
01020700 OPM - Construction Contract Administration	ARAMARK WORK APPAREL	09/15/2017	123	123	13	F
01020700 OPM - Construction Contract Administration	WB MASON	Various	171	171	13	F
01020700 OPM - Construction Contract Administration	ANTHONY GUIGLI	08/05/2018	52,307	29,641	15	C
01029900 OPM - Other Project Manager Costs	COMMONWEALTH OF MASS	Various	1,190	1,190	Various	F
01030000 Advertising	GATEHOUSE MEDIA	03/24/2016	45	45	6	O
01030000 Advertising	GATEHOUSE MEDIA	Various	152	152	Various	C
01990000 Other Administrative Costs	NORFOLK COUNTY REGISTRY OF DEEDS	06/07/2016	76	76	6	F
01990000 Other Administrative Costs	ANDREW T. JOHNSON	Various	734	734	7	C
01990000 Other Administrative Costs	WB MASON	08/22/2016	838	838	7	F,C
01990000 Other Administrative Costs	WB MASON	Various	836	836	Various	F
02010500 A&E - Construction Contract Documents	HMFH	05/03/2016	183,530	183,530	5	C
02010700 A&E - Construction Contract Administration	HMFH	08/06/2018	124,172	124,172	15	C
02040300 A&E - Geotech & Geotech Environment	HMFH	Various	133,293	5,341	Various	L
02040300 A&E - Geotech & Geotech Environment	HMFH	Various	65,878	54,671	Various	O
05020010 GMP - Fee	Shawmut Design and Construction	Various	1,738,635	152,631	Various	S
05020020 GMP - Insurance	Shawmut Design and Construction	Various	203,360	125,272	Various	S
05020030 GMP - Contingency	Shawmut Design and Construction	Various	2,340,000	2,340,000	Various	Z
05020100 Division 1 - General Requirements	Shawmut Design and Construction	Various	4,809,426	777,814	Various	S
05020200 Division 2 - Existing Conditions	Shawmut Design and Construction	Various	202,703	52,103	Various	S
05020500 Division 5 - Metals	Shawmut Design and Construction	Various	150,061	45,000	Various	S
05020600 Division 6 - Wood, Plastics and Composites	Shawmut Design and Construction	10/04/2018	220,590	122,817	16	S
05020800 Division 8 - Openings	Shawmut Design and Construction	Various	5,034,587	5,034,587	Various	S
05020900 Division 9 - Finishes	Shawmut Design and Construction	Various	10,874,230	10,879,230	Various	S
05022300 Division 23 - HVAC	Shawmut Design and Construction	Various	9,305,300	9,378,000	Various	S
05022300 Division 23 - HVAC	Shawmut Design and Construction	Various	14	14	Various	R
05022600 Division 26 - Electrical	Shawmut Design and Construction	Various	3,596,821	3,555,128	Various	S
05023100 Division 31 - Earthwork	Shawmut Design and Construction	Various	7,378,229	6,283,115	Various	S
05080000 Change Orders	Shawmut Design and Construction	Various	2,272,157	1,003,723	Various	Q
06010000 Utility Company Fees	RCN TELECOM SERVICES INC	11/02/2017	9,783	400	12	G

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06020000 Testing Services	JAMES MCKENNA	02/07/2019	343	343	17	O
06020000 Testing Services	HORTICULTURAL TECHNO	09/29/2018	1,260	1,260	15	O
06020000 Testing Services	GEOTESTING EXPRESS	Various	2,684	241	Various	L
06020000 Testing Services	UTS OF MASSACHUSETTS INC	Various	100,254	3,125	Various	L
06030000 Swing-Space/Modulars	44 NEW ENGLAND MANAGEMENT COMPANY	10/31/2019	62,070	62,070	19	S
06030000 Swing-Space/Modulars	ALLIED WASTE SERVICES OF MASS LLC	09/30/2018	3,022	3,022	17	S
06030000 Swing-Space/Modulars	ALPHA MANAGEMENT CORPORATION	09/01/2018	5,425,313	5,425,313	17	S
06030000 Swing-Space/Modulars	ARTHUR DIGIOVANNI	09/08/2016	400	400	7	S
06030000 Swing-Space/Modulars	ARTHUR DIGIOVANNI	09/08/2016	400	400	8	S,C
06030000 Swing-Space/Modulars	BFS PRINTING	02/21/2019	132	132	17	S
06030000 Swing-Space/Modulars	CLEANCO	Various	13,111	13,111	Various	S
06030000 Swing-Space/Modulars	CLEANCO	07/27/2016	4,743	4,743	7	S,C
06030000 Swing-Space/Modulars	COLLIN BOX	06/27/2018	11,024	11,024	15	S
06030000 Swing-Space/Modulars	CONIGLIARO INDUSTRIES INC	08/09/2016	1,136	1,136	7	S
06030000 Swing-Space/Modulars	CONIGLIARO INDUSTRIES INC	08/09/2016	1,136	1,136	8	S,C
06030000 Swing-Space/Modulars	EASTERN BUS CO INC	Various	860,940	860,940	Various	S
06030000 Swing-Space/Modulars	EASTERN BUS CO INC	09/30/2016	49,140	49,140	8	S,C
06030000 Swing-Space/Modulars	F W WEBB COMPANY	08/11/2016	2,991	2,991	10	S
06030000 Swing-Space/Modulars	FIRE EQUIPMENT	08/31/2016	2,645	2,645	10	S
06030000 Swing-Space/Modulars	KELE	10/11/2016	133	133	10	S
06030000 Swing-Space/Modulars	KNAPP SCHENCK & COMPANY INSURANCE	10/14/2016	468	468	8	S
06030000 Swing-Space/Modulars	KNOX	08/31/2016	586	586	10	S
06030000 Swing-Space/Modulars	MARGARET S SALT	10/15/2016	7,637	7,637	7	S
06030000 Swing-Space/Modulars	MARIO SUSI & SON INC	08/03/2016	29,730	29,730	6	S
06030000 Swing-Space/Modulars	MARIO SUSI & SON INC	08/03/2016	29,730	29,730	7	S,C
06030000 Swing-Space/Modulars	MR. DRAIN	10/25/2016	358	358	10	S
06030000 Swing-Space/Modulars	NATIONAL LUMBER CO	08/05/2016	1,100	1,100	7	S
06030000 Swing-Space/Modulars	NATIONAL MECHANICAL	09/04/2016	6,354	6,354	10	S
06030000 Swing-Space/Modulars	NEW ENGLAND SCHOOL SERVICES	Various	6,214	6,214	Various	S
06030000 Swing-Space/Modulars	NEW ENGLAND SEAL COATING CO INC	08/30/2016	3,075	3,075	7	S,C
06030000 Swing-Space/Modulars	P J KENNEDY & SONS	09/26/2016	2,795	2,795	10	S
06030000 Swing-Space/Modulars	PASEK CORP	08/12/2016	348	348	10	S
06030000 Swing-Space/Modulars	PREMIER FENCE LLC	08/18/2016	187	187	10	S
06030000 Swing-Space/Modulars	RACKEMANN SAWYER & BREWSTER PROFESSIONAL	07/28/2016	7,889	7,889	6	S
06030000 Swing-Space/Modulars	RCN TELECOM SERVICES INC	11/07/2018	35,630	35,630	17	S
06030000 Swing-Space/Modulars	REPUBLIC SERVICES	07/31/2018	4,076	4,076	15	S
06030000 Swing-Space/Modulars	RICOH	08/17/2018	1,200	1,200	15	S
06030000 Swing-Space/Modulars	SAFE MOVERS NC	07/27/2016	4,416	4,416	6	S
06030000 Swing-Space/Modulars	SPORT SYSTEMS LLC	07/27/2016	8,545	8,545	7	S
06030000 Swing-Space/Modulars	SPORTS SUPPLY GROUP INC	08/05/2016	2,750	2,750	7	S
06030000 Swing-Space/Modulars	STEELCO CHAIN LINK FENCE ERCTNG CO INC	08/16/2016	8,448	8,448	7	S
06030000 Swing-Space/Modulars	TITAN MOVING AND STORAGE INC	08/21/2018	1,050	1,050	17	S
06030000 Swing-Space/Modulars	VALLEY COMMUNICATIONS SYSTEMS INC	07/25/2016	23,550	23,550	6	S
06030000 Swing-Space/Modulars	VIKING CONTROLS, INC	10/28/2016	14,839	14,839	10	S
06030000 Swing-Space/Modulars	WAKEFIELD MOVING & STORAGE INC	10/03/2018	99,391	99,391	15	S

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06030000 Swing-Space/Modulars	WB MASON	08/22/2016	3,338	3,338	6	S
06030000 Swing-Space/Modulars	WILLIAM B MEYER INC	06/30/2016	12,960	12,960	6	S
06030000 Swing-Space/Modulars	YEE CONSULTING	08/26/2016	1,800	1,800	10	S
06990000 Other Project Costs	COLLIN BOX	02/24/2016	35	35	5	O
06990000 Other Project Costs	ACORN TREE AND LANDSCAPING SERVICE	04/20/2016	2,200	2,200	6	O
06990000 Other Project Costs	CLEANCO	02/26/2016	638	638	5	O
06990000 Other Project Costs	WILLIAM B MEYER INC	08/31/2018	13,448	13,448	17	O
06990000 Other Project Costs	ACORN TREE AND LANDSCAPING SERVICE	08/22/2016	3,000	3,000	8	O
06990000 Other Project Costs	LEMAR HVAC INC	06/30/2016	3,000	3,000	6	O
06990000 Other Project Costs	BARTLETT TREE EXPERTS	05/05/2016	3,500	3,500	6	O
06990000 Other Project Costs	BARTLETT TREE EXPERTS	05/05/2016	3,500	3,500	8	O,C
06990000 Other Project Costs	BARTLETT TREE EXPERTS	05/05/2016	3,500	3,500	6	O
06990000 Other Project Costs	JAMES MCKENNA	04/10/2016	506	506	6	O
06990000 Other Project Costs	HORTICULTURAL TECHNO	11/16/2018	420	420	17	O
06990000 Other Project Costs	INDUSTRIAL BURNER SYSTEMS INC	08/19/2019	3,538	3,538	18	O
06990000 Other Project Costs	VEOLIA	05/03/2016	2,725	2,725	6	O
06990000 Other Project Costs	VEOLIA	02/02/2017	783	783	10	O
06990000 Other Project Costs	RANDALL D WOOD	08/06/2020	5,800	5,800	20	O
06990000 Other Project Costs	JAMES MCKENNA	09/12/2018	2,170	2,170	15	O
06990000 Other Project Costs	FREDERICO COMPANY LLC	01/07/2019	11,761	11,761	17	O
06990000 Other Project Costs	PASEK CORP	09/12/2018	17,373	17,373	15	O
07020000 Equipment	M.D. STETSON	08/16/2018	22,704	22,704	17	S
07020000 Equipment	Health Training Educational Services	10/24/2019	2,275	2,275	19	S
07020000 Equipment	LAN-TEL	04/22/2019	396	396	18	S
07020000 Equipment	BIG BELLY SOLAR INC	01/10/2019	24,182	24,182	17	S
07020000 Equipment	SCHOOL SPECIALTY INC	01/21/2019	2,992	2,992	17	S
07020000 Equipment	146 SUPPLY CENTER	08/09/2018	5,851	5,851	15	S
07020000 Equipment	HILLYARD, INC	Various	8,757	8,087	Various	S
07020000 Equipment	WB MASON	Various	399,901	399,304	Various	S
07030000 Computer Equipment	PRO AV SYSTEMS	10/15/2018	4,365	125	17	F
07030000 Computer Equipment	Custom Lanyards Plus	08/07/2018	590	590	15	F
07030000 Computer Equipment	HUB	09/13/2018	41,766	6,360	15	B
07030000 Computer Equipment	HUB	05/30/2018	145,147	3,600	15	B
07030000 Computer Equipment	HUB	10/22/2018	31,935	1,378	17	L
07030000 Computer Equipment	HUB	10/29/2018	300	300	17	B
07030000 Computer Equipment	CONNECTICUT BUSINESS	07/31/2018	501,258	5,244	15	B
07030000 Computer Equipment	EPLUS TECHNOLOGY INC	06/13/2016	1,737	1,737	6	B
07030000 Computer Equipment	EPLUS TECHNOLOGY INC	06/21/2016	20,581	20,581	6	S
07030000 Computer Equipment	EPLUS TECHNOLOGY INC	10/12/2018	46	46	17	S
07030000 Computer Equipment	EPLUS TECHNOLOGY INC	02/13/2018	447,456	1,223	13	B
			Total of ineligible costs \$ <u>47,541,582</u>			

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<u>Reasons for Ineligible Costs</u>						
A				\$ 6,260		Costs with insufficient invoices and backup are ineligible per the MSBA policies.
B				18,464		Maintenance, licenses, repairs, extra warranties and supporting services are ineligible per the MSBA policies.
C				338,229		Duplicated Costs are ineligible for reimbursement per the MSBA policy.
F				6,604		Normal admin expenses are ineligible per the MSBA policies. (Includes costs such as expenses related to office supplies, examinations, and training.)
G				34,079		The cost of police detail and other payroll costs are ineligible per the MSBA policy.
L				11,076		Normal operating costs are ineligible per the MSBA policy. (Includes costs associated with mileage, surcharges, and overtime.)
O				134,216		Unrelated project costs are ineligible.
Q				1,003,723		Change Orders are ineligible per change order review letter dated 2/17/2021.
R				16		Costs which exceed basis are ineligible per PFA Bid Amendment.
S				43,648,915		Scope exclusions are ineligible per the PFA Bid Amendment.
Z				2,340,000		GMP Contingency costs are ineligible per GMP Contingency log.
				<u>\$ 47,541,582</u>		

**Massachusetts School Building Authority
Town of Brookline, Massachusetts
Florida Ruffin Ridley School
Project Number: 201100460015
Summary of General Contractor and Change Orders
Shawmut Design and Construction**

CO #	DESCRIPTION	TOTAL AMOUNT	TOTAL ELIGIBLE AMOUNT	TOTAL INELIGIBLE AMOUNT
6	Additional Masonry Infill's in 1913 Building.	\$ 131,946	\$ 131,946	\$ -
7	Waterproofing Revision in ASI #27, Concrete Changes, Revised Condensate Routes, Changes to Siemens ATC, Acoustic Ceiling Tile Change for LEED.	151,984	151,984	-
8	Revised Door Panel Types, Harvard St. Entry Revisions, 1913 Bldg. Windows, Added TVE's and Power Outlets, Electrical Changes in PR #21, Ceiling Revisions, Light Shelf Framing Revisions.	51,292	51,292	-
9	Credit Precast Concrete Sills, Boiler Credit, Credit for Reduced Downspout Guards.	(18,661)	(18,661)	-
10	1913 Building Basement Walls, Remove and abate existing ACM VCT flooring and mastic, Repair existing Jamb conditions, Add Bump Out Wall in Toilet Rooms, Blocking at unforeseen Arched Window Header.	94,203	94,203	-
11	Credit for Electrical Revision at Chillers, Credit for FSC plywood and LVLs not used, Deleted Underpinning and New CMU Walls.	(15,409)	(15,409)	-
12	Upgrade and add Make-up water lines at cooling tower, Remove and Abate existing ACM Insulation, Added Electric hand Dryers, Revised Ceiling Type, High Performance Paint in corridor and Elevator Lobby, Additional Interior loose Lintels, Soffit in rooms. Calculations for reflector Ceiling Panel Support.	101,624	96,185	5,439
13	Credit for Deletion of Wall Hydrant Credit for 1945 Louvers, Revised FS-15., pachometer change from UTS, Deduct from General Safety Services, Credit Unused Funds in Bid Contingency.	(407,501)	(116,998)	(290,503)
14	Increase size of headers at Stairs, ELL and enrich rooms and electrical changes, Add hydro ban board at 1913 building bathrooms, Plumbing chase in E204, 1913 building connection to building B at existing truss, Added L2x2 angle at expansion joint/decking.	45,925	45,925	-
15	Electrical and Technology changes in classrooms, Release funds from GMP held for owners purchase of Builders risk insurance.	(32,810)	(7,160)	(25,650)
16	Fill voids under 1913 building, Extended slab at K-2 Wall Footing, LGMF Back-up Wall in Large Gym, Shadow Box at CW28 and Added Gyp Soffit, Replacement of Bird Screens at Cupola per HMFH field report, Added wall in MDF.	35,593	35,593	-
17	Change Stile Width at XB and XC Doors, Upsize Garage Bollards per Submittal Comments, Motorized Shades.	14,233	14,233	-
18	Add Restoration Anchors at 2nd Floor Existing Window Openings, Relocate Displacement Diffusers and add exhaust duct shaft, Changes to vestibule V200.	23,379	21,698	1,681
19	1913 Building Entry Revisions, Stair 6 Closure Plate, Part C Mechanical Coordination, Vehicle Barrier Assemblies and Fence at Stair 6 and 7, Overhead Fire Door Auto Set System.	20,027	18,967	1,060

CO #	DESCRIPTION	TOTAL AMOUNT	TOTAL ELIGIBLE AMOUNT	TOTAL INELIGIBLE AMOUNT
20	Revisions, Tie in Roof, Added beam at Stair 9, Kitchen Equipment Coordination, Ramp, Handrail Bracket Bump Out, Additional Grid Material and Labor due to Lighting Revisions, Revised Light Fixtures in Area C, Revise wall type, add sprinkler protection tension cables, revise sprinkler head locations and quantities, TJ McCartney - Delete Punch Opening at Stair 2, Air Spading for Harvard Street Loop Curb Elevation Changes, Relocate Vent for New Soffit Change, Add the post mullion detail, 69 - Changes to Wall Types, Jamb and Head at Harvard Entry Door, Excavate and Replace Additional Contaminated Soil, Added Garage Drain, Added Decking, Change Wall Rail to Post Mounted	88,289	51,934	36,355
21	CMU Changes, Concrete Changes, Miscellaneous Metal Changes, Rough Carpentry Changes, Kitchen Equipment Coordination, Change Start Conductors to a 2 Conductor MI Cable, Credit for Door Hardware Changes, Class 6 Balances for 1913 Building Windows, AED Cabinets, Added and Deleted Card readers, LSD fixtures in project Area C303A in lieu of LPD, Cupola Clock replacement, acoustic wood wall panel in cafeteria to millwork panel, Rework radiant panel at stair S302 per SKA-457, Provide (3) emergency boiler shut-off switches in stopper for penthouse boilers, Provide fire rated plywood at borrowed lights, Credit for deletion of turf field center logo, surface mounted paper towel model in classrooms, Relocation of T-stats, Add 4 tall cabinets in corridor C003, Credit for work included in CR152	157,810	80,998	76,812
22	Revise wall finishes per ASI #33, SKA 202 and SKA 213, Add drainage piping under planters at Harvard St. entrance, Credit to remove primer at exposed galvanized metal in garage, Provide additional blocking, joists and plywood, Change door hardware, Curtain wall and window shades, Gym BL Sprinklers, Demo existing masonry and install new lintel, Casework and Countertop revisions, Harvard St. loop curb elevation changes, Hardwood trim at paper towel dispensers, Provide light fixtures at upper first floor canopy, Reprime and paint soffit, Reduce tile height in certain corridors, Added soffit in music room 357, Additional tile, Provide visually impaired strips at all stair treads, Green screen framing changes.	143,597	128,154	15,443
23	Revised light fixtures in Areas A & B, Revised light fixtures in Area C Relocate DDs in 216 & 217/Add exhaust duct shaft in 325A, Added precast at Harvard St. outdoor classrooms, Revised window details at existing 1913 openings (existing conditions), Provide Axiom trim where ACT grid meets radiant panels in Rm 375 and 283, Eliminate millwork at trash/recycling receptacle units, cate soffit light fixtures per GGD direction, Credit for operable window glass, Remove fire smoke dampers per ASI 132R1, Change 41 - Relocate damper and actuator for AHU-8 to the roof, Provide Gold Metal safety padding.	172,733	61,264	111,469
24	Credit for pressure treated wood at Roof Edge, Changes due to MEPFP, Harvard St. Loop curb elevation changes, Deletion of graffiti control, Part C Mechanical Coordination, Area B 3rd floor column surround, Delete 6 door closers, CBM - Additional brick infills on 1913 Harvard St., Credit for unspent funds, Provide gold metal safety padding - credit for payment in full at time of contract, Remove clay material at rain garden, Remove, modify and re-install precast curb, Provide Additional register in laundry 022, Relocate water and storm piping at display cases at 2nd floor B building, Furnish and install additional pull station in kitchen.	(142,441)	53,536	(195,977)

CO #	DESCRIPTION	TOTAL AMOUNT	TOTAL ELIGIBLE AMOUNT	TOTAL INELIGIBLE AMOUNT
25	Synthetic Turf Field regrading and drainage, Supply new thresholds at aluminum doors in entry vestibules, Rated DFHW for Fire Lite Glass in small gym, Add bench footings, Labor differential cost for change orders, Credit to change milk cooler model, Revise Babcock St. fence, F&I additional black coated chain link fence and swing gate, Credit for deletion of powder coat finish from gate, Fire Lite Glass at small gym, Add break metal to science rooms at curtainwall mullions, Temp. vinyl signage at Harvard St. and Stedman St.	109,174	33,338	75,836
26	JDC - Additional Disposal Costs due to Soil Characterization, JDC - Credit unused funds from rubble and boulders subcontract allowance.	320,907	-	320,907
27	Remove Prime and Paint at Structural Steel and Misc. Metals, Added Beam and Infill at Stair 9, Fire Protection Sprinklers in Storage Rooms 105 & 107, Add Steel Channel at Sloped Beam along grid A.5, Add radius light cove detail at media center skylights, Rewire DCUs 8 & 9, Demo ceilings and shafts, relocate/rebuild ceilings and soffits per CCD 007, Installation of (10) No Smoking Signs, Modified flashing detail at 1913 second floor window heads, Credit for resilient flooring installation in upper 1st floor rooms, Remove Aluminum panel and fill holes at curtainwall mullion in prep rooms, Relocate door closers to interior of doors.	168,962	129,990	38,972
28	Credit for green girt behind metal panels, Added LVLs at upper 1st floor in 1913 building, Casework and Electrical equipment revisions Electrical changes, disconnect fire/smoke dampers, Relocate damper wiring to AHU-8 on roof top, Micro Grading Pavement at Cul de Sac Rewrap shelf at outdoor classroom, Infill borrowed light jambs at millwork ramps, Change cylinders at single use teacher bathrooms, Install ceiling tiles next to smart board speakers Relocate trash and recycling receptacles, Caulk around defibrillator boxes, Remove and replace all light fixtures at Stair #2, Remove center circle at Turf Field, Planting credit, Provide and install additional exit signs per fire and building inspectors	51,060	25,943	25,117
29	Eliminate reinforcing at concrete driveways, Remove Rough in Box, Provide (3) surface mounted light fixtures, Relocate intercom/card reader, Relocate power and data outlet for building dashboard monitor, Provide 32 power to 32 additional condensate pumps for HVAC units, Added ATC controls, Delete Emerald Ash Borer treatment.	15,532	21,992	(6,460)
30	Shift ductwork and diffuser, Add steel channel and angle at sloped beam, Add fire rating to bottom of shafts, Reconcile salvage and reset bluestone pavers, Reconcile overlay Stedman street allowance, Shoring allowance reconciliation, Cut/Cap MEP's reconciliation, Reconcile allowance for steel changes, Removal of caulking at 1913 window jambs, Install soffit at ceiling height, Credit for stainless steel brackets, Prep plywood underlayment at 1913 building, Stedman St catch basin Added signage scope	4,181	100,093	(95,912)
31	SDC - Utility consumption allowance reconciliation	88,373	-	88,373
32	Additional Masonry infills, Allowance reconciliation for costs above GMP Allowance, Additional costs required for remobilization to instal green screen panels, Siemens ATC Custom Programming, Additional Fire Watch, Replace Thermostats, Self leveling, Add chiller load balancing valves, Costs for glycol feeder repairs, Credits for miscellaneous punch list items.	898,155	77,394	820,761
		<u>\$ 2,272,157</u>	<u>\$ 1,268,434</u>	<u>\$ 1,003,723</u>

CO #	DESCRIPTION	TOTAL AMOUNT	TOTAL ELIGIBLE AMOUNT	TOTAL INELIGIBLE AMOUNT
<u>Reconciliation of original contract and change orders to amounts paid:</u>		2.5% (a)		
Original contract amount	\$ 89,735,927			
Total Change Orders	<u>2,272,157</u>			
Total amended contract	92,008,084			
Total paid to contractor	<u>92,008,098</u>			
Variance	<u>\$ (14) (c)</u>			

(a) The number represents 2.5% of the original contract amount.

(b) Note: Change Order Numbers 1 - 5 are included within the GMP.

(c) Total amount paid to the contractor is not within the contract amount. The over-submitted \$14 is due to a rounding error and has been deemed ineligible.

Massachusetts School Building Authority
Town of Brookline, Massachusetts
Florida Ruffin Ridley School
Project Number: 201100460015
Schedule of Architects Contract and Amendments
HMFH Architects, Inc.

Reconciliation of original contract and change orders to amounts paid:

Original Contract	\$ 1,093,135
Total amendments #1 - #22	8,307,491
Plus Additional Services, Consulting and Reimbursables	
Total contracts plus additional services, consulting and reimbursables	\$ <u>9,400,626</u>
Total amount paid to Architect	9,372,170 (a)
Variance	\$ <u>28,456</u> (b)

(a) Amount excludes \$307,702 in duplicated costs.

(b) Total payments to the Architect are within the total contract amount.

Massachusetts School Building Authority
Town of Brookline, Massachusetts
Florida Ruffin Ridley School
Project Number: 201100460015
Schedule of OPM Contract and Amendments
Town Employees

Reconciliation of original contract and change orders to amounts paid:

Original budget for the OPM services	\$ 1,840,914
Total amendments	-
Plus Additional Services, Consulting and Reimbursables	-
Total budget plus additional services, consulting and reimbursables	\$ <u>1,840,914</u>
Total paid to OPM services	957,512 (a)
Variance	\$ <u>883,402</u> (b)

(a) Amount reflects the total cost submitted to the OPM categories in Propay less \$29,641 in duplicated costs.

(b) Total payments to the OPM are within the total contract amount.