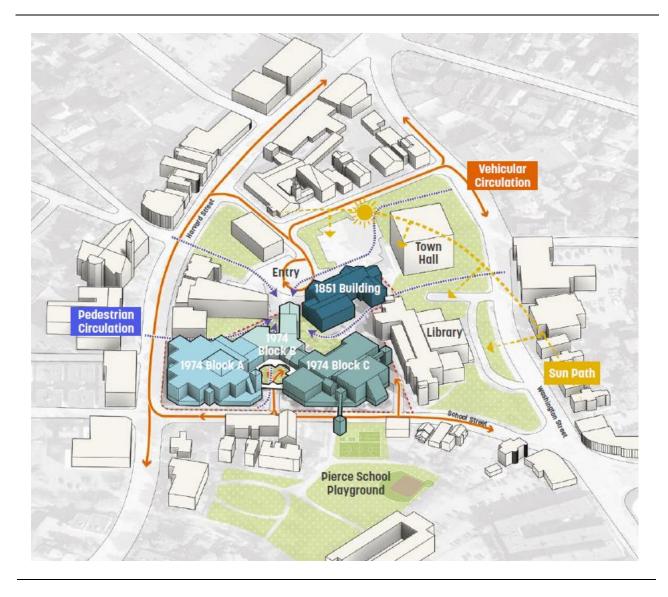


JOHN R. PIERCE SCHOOL

Brookline, MA



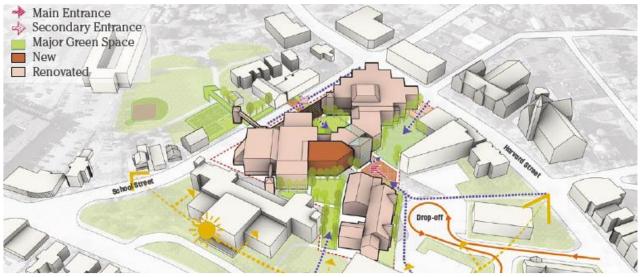
OPM Monthly Project Update Report

February 2021

FS	SD	DD	CD	BIDDING	CONSTRUCTION	CLOSEOUT	SITE
----	----	----	----	---------	--------------	----------	------



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.

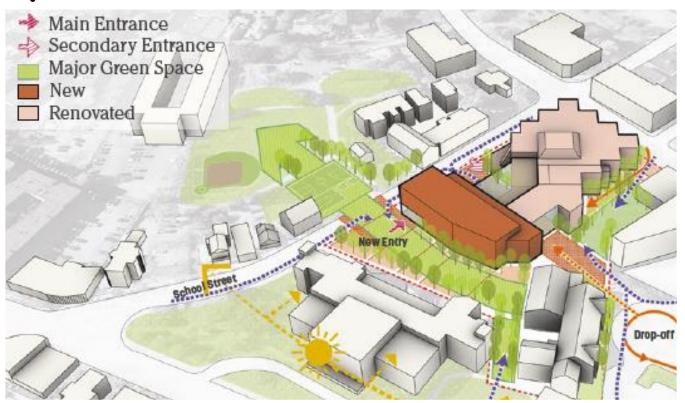
- 05/03/21 Preliminary Design Program (PDP) Submission due to MSBA for staff review
- 09/08/21 Preferred Schematic Report (PSR) submitted to MSBA this means an option has been selected to explore further in Schematic Design
- 10/27/21 MSBA Board of Directors Meeting to approve Preferred Schematic Report
- 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

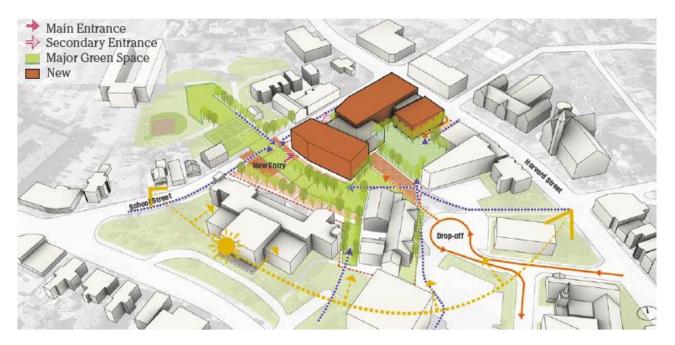
The Pierce Project is currently in MSBA Module 3 – the Feasibility Study. During the month of February, the Project Team gathered information on the building, site and the School's educational vision for the future. The School worked on developing the Educational Plan, analyzing the existing conditions 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	uthorized 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: <u>https://www.brookline.k12.ma.us/Page/2453</u>.

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



I Project E	Budget Status Report									
Pay 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	· · · · ·		. ,	\$ 1,294,466	100%		5%	\$ 1,233,234	*FSA 1
0003-0000	Environmental & Site	\$ 150,000			\$ -	0%		0%	\$ 150,000	
0004-0000	Other		\$ (569,466)	,	•	0%		0%	\$ 230,534	*FSA 1
	SUB-TOTAL	\$ 2,000,000		\$ 2,000,000		81%		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%	\$-	



l Project B	Budget Status Report									
Pay 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									
502-0001	Construction Budget	\$ -	\$ -	\$-	\$ -	0%	¢ .	0%	\$-	
508-0000	Change Orders	•		\$ -		0%		0%	\$ -	
308-0000	SUB-TOTAL	\$ -			\$ -	0%		0%	\$ -	
					Ť					
	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%	Ş -	0%	Ş -	
	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.							
	Maximum State Share	\$ 645,200	\$ 645,200	Project	Scope Items Excluded	Contingencies	Basis of Total	Reimbursement		
	Local Share		\$ 1,354,800	Budget			Facilities Grant	Rate		
	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				
F	PSR Cost Estimate				-	#DIV/0!				
	CM SD Cost Estimate					#DIV/0!				
		Familia Condu Arman								
	FSA BRR 0		ment Budget Transfers: Transfer \$225,000 from		PM Feasibility Stud	v/Schematic Design	to fund OPM Base	Contract for Feasibi	lity Study/Schematic	_
	F3A BKK U		Design.	i other contignety to O	interspirity stud	, senematic Design	to fund of Wibase	contraction reasibilities	inty study/schematic	
	FSA BRR 0		•						v Study/Schematic Design.	



February 28, 2021

John R. Pierce School - Brookline, MA

Monthly Cash Flow

Date	Original Projection	Actual	Revised Projection	\$200,000	Monthly Expenditures							
Sep-20	\$ 15,395	\$ -	-	S180,000 Original Projection Actual Revised Projection								
Oct-20	\$ 15,395	-		\$180,000								
Nov-20	\$	\$ 46,185		\$160,000								
Dec-20	\$ 15,395	\$ 15,395		\$100,000								
Jan-21	\$ 115,395	\$ 15,395		¢1.40.000								
Feb-21	\$ 174,770	\$ 76,627		\$140,000								
Mar-21	\$ 74,770		\$ 96,299	¢120.000								
Apr-21	\$ 74,770		\$ 96,299	\$120,000								
May-21	\$ 104,770		\$ 126,299	¢100.000								
Jun-21	\$ 104,770		\$ 126,299	\$100,000								
Jul-21	\$ 179,770		\$ 126,299	100.000								
Aug-21	\$ 179,770		\$ 131,833	\$80,000								
Sep-21	\$ 104,770		\$ 126,299									
Oct-21	\$ 74,770		\$ 96,299	\$60,000								
Nov-21	\$ 149,770		\$ 171,299									
Dec-21	\$ 149,770		\$ 171,299	\$40,000								
Jan-22	\$ 151,875		\$ 173,404									
Feb-22	\$ 76,875		\$ 99,884	\$20,000								
Mar-22	\$ 73,935		\$ 104,560									
Apr-22	\$ 73,935		\$ 104,560	\$-								
May-22	\$ 73,935		\$ 95,466		582 00 02 Nov 2 000 10 10 10 10 10 10 10 10 10 10 10 10							
Total:	\$ 2,000,000	\$ 153,602	\$ 1,846,398									



February 28, 2021

John R. Pierce School - Brookline, MA

Cumulative Cash Flow

Date	Original Projection	Actual Cumulative	Revised Forecast	2,500,000	
Sep-20	15,395		TOTECASE		Monthly Expenditures - Cumulative
Oct-20	30,790				
Nov-20	46,185			2,000,000	
Dec-20	61,580			2,000,000	
Jan-21	176,975				
Feb-21	351,745	\$ 153,602	\$ 153,602		
Mar-21	426,515		\$ 249,901	1,500,000	
Apr-21	501,285		\$ 346,200	1,500,000	
May-21	606,055		\$ 472,499		
Jun-21	710,825		\$ 598,798		
Jul-21	890,595		\$ 725,097	1,000,000	
Aug-21	1,070,365		\$ 856,930	1,000,000	
Sep-21	1,175,135		\$ 983,229		
Oct-21	1,249,905		\$ 1,079,528		
Nov-21	1,399,675		\$ 1,250,827	F00.000	
Dec-21	1,549,445		\$ 1,422,126	500,000	
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	4	or bar been been been to be hard that hard here hard with the prove the set or bard been with to be hard that hard here hard
Total:	\$ 1,399,675	\$ 153,602	\$ 2,000,000		



JOHN R. PIERCE SCHOOL PRELIMINARY PROJECT SCHEDULE Feasibility Study Phase February 28, 2021

			_					redruary 2								
ID Task Name	Start	Finish		2019 J F M A M		2020	$\begin{array}{c} 202 \\ A M J J A S O N D J \end{array}$		2022 NDJFMAN		2023 J F M A M		2024 2025 J F M A M J J A S O N D J F	2026 S O N D J F M A M J J A S O N D	2027 J F M A M J	
¹ Eligibility Period	Mon 6/3/19	Wed 8/12/20			¢											
2 MSBA Invitation to Eligibility Period	Mon 6/3/19	Mon 6/3/19	9		 MSBA Inv 	vitation to Eligi	ility Period									
3 Initial Compliance Certification	Thu 12/12/19	Thu 12/12/19	9			🖲 Initial Co	mpliance Certification									
4 Study Enrollment Certification	Fri 12/13/19	Wed 3/25/20	0				Study Enrollment Certifica	ation								
5 MSBA Invitation to Conduct Feasibility Study	Wed 4/15/20	Wed 4/15/20	0				MSBA Invitation to Con	duct Feasibility Study								
City Appropriation of Funds for Feasibility Study	Mon 5/11/20	Mon 5/11/20	0				City Appropriation of	Funds for Feasibility St	udy							
7 Execution of Feasibility Study Agreement	Tue 5/12/20	Wed 8/12/20	0				Execution of f	easibility Study Agreer	nent							
OPM Selection	Thu 4/16/20	Tue 11/10/20	0		0	PM Selection										
OPM RFS Process	Thu 4/16/20	Thu 5/28/20	0				OPM RFS Process									
0 OPM RFS Advertisement (Submit - Appears)	Fri 5/29/20	Thu 6/4/20	0			+ + + + + + + + + + + + + + + + + + +	OPM RFS Advertis	ement (Submit - Appea	rs)							
1 OPM Proposals Due	Thu 6/18/20	Thu 6/18/20	0				OPM Proposals D	ue				+ + + + + + + + + + + + + + + + + + +				
2 OPM Proposals Review, Interviews, Ranking, Submital to MSBA & Negotiations with OPM	Thu 6/18/20	Wed 7/8/20	0				i i i i i i i i i i	Review, Interviews, Rai	nking, Submital	to MSBA & Negotia	ations with OP			1 1 <th></th> <th></th>		
OPM Fee Proposal & Contract Submitted	Thu 7/9/20	Fri 7/17/20	0				COPM Fee Propo	sal & Contract Submitt	ed							
4 MSBA OPM Panel Presentation	Mon 9/14/20	Mon 9/14/20	0					M Panel Presentation								
5 MSBA OPM Approval Letter	Tue 9/15/20	Tue 9/15/20	0				🕶 MSBA OP	M Approval Letter								
6 Execute OPM Contract	Tue 11/10/20	Tue 11/10/20	0				🔻 Ехесі	ite OPM Contract								
7 Designer Selection	Wed 9/16/20	Wed 3/10/21	1		<u></u> 	Designe	r Selection 🟎 🛶									
8 Prepare & Submit Draft Designer RFS to MSBA	Wed 9/16/20	Thu 9/24/20	0					Submit Draft Designer								
9 MSBA Designer RFS Review Period	Fri 9/25/20	Wed 9/30/20	0				MSBA De	signer RFS Review Pe	riod							
²⁰ Final Designer RFS to MSBA	Thu 10/1/20	Thu 10/1/20	0				🕈 Final Des	igner RFS to MSBA								
Designer RFS Advertisement (Submit - Appears)	Thu 10/1/20	Wed 10/7/20	0				≭ ⊅esigner	RF\$ Advertisement (\$	ubmit - Appears	s)						
2 Select Local Representatives for DSP	Tue 10/6/20	Tue 10/6/20	0				<mark>♦ Se</mark> lect Lo	ocal Representatives fo	r DSP							
B Designer Proposals Due	Wed 11/4/20	Wed 11/4/20	0				🔻 Desigi	ner Proposals Due								
4 Review Designer Proposals and Check References	Thu 11/5/20	Wed 11/11/20	0					w Designer Proposals a		rences						
5 Submit DSP Materials to DSP	Thu 11/12/20	Thu 11/12/20					<mark>.</mark> Subm	it D\$P Materials to DSI	P							
Designer Selection Panel (DSP) Meeting	Tue 12/1/20	Tue 12/1/20						igner Selection Panel (I	DSP) Meeting							
DSP Interview	Tue 12/15/20	Tue 12/15/20						PIInterview								
8 Negotiate and Approve Designer Contract	Wed 12/16/20	Tue 1/26/21						Negotiate and Approve		ract						
MSBA Project Kick-Off Meeting	Thu 2/4/21	Thu 2/4/21						MSBA Project Kick-Of								
Send Contract and BRR to MSBA	Wed 3/10/21	Wed 3/10/21						Send Contract and	BRR to MSBA							
Preliminary Design Program (PDP)	Thu 1/28/21	Mon 6/14/21				Preliminary E	esign Program (PDP) 💀									
2 Designer Project Kick-Off Meeting	Thu 1/28/21	Thu 1/28/21						Designer Project Kick-								
3 Develop Preliminary Design Program	Fri 1/29/21	Fri 4/30/21						Develop Prelim		rogram						
4 SBC Vote to Submit PDP	Tue 5/11/21	Tue 5/11/21						SBC Vote to S								
5 Submit PDP Submission to MSBA (Min. 10 Weeks Prior to PSR)	Wed 5/12/21	Wed 5/12/21								1\$BA (Min. 10 Wee	ks Prior to PS	₹)				
6 MSBA PDP Review Period	Tue 5/11/21	Mon 5/31/21						MSBA PDP								
7 Respond to MSBA PDP Review Comments	Tue 6/1/21	Mon 6/14/21							MSBA PDP R	eview Comments						
³ Preferred Schematic Report (PSR)	Thu 5/13/21					Pref	erred Schematic Report	(F'SR)								
Develop Preferred Schematic Schematic Report	Thu 5/13/21	Tue 9/7/21							<u> </u>	Schematic Schemat						
 Prepare and Submit Project Notification to Mass Historical Commission and Receive MHC Response 	Mon 8/2/21	Tue 8/31/21						Prep	are and Submit	Project Notification	to Mass Histo	rical Commissio	n and Receive MHC Response			
SBC Vote to Submit PSR	Tue 9/7/21	Tue 9/7/21							C Vote to Subm							
Submit PSR Submission to MSBA	Wed 9/8/21	Wed 9/8/21								ission to MSBA						
MSBA PSR Review Period	Thu 9/9/21	Wed 9/29/21							SBA PSR Revie							
Respond to MSBA PSR Review Comments	Thu 9/30/21	Wed 10/13/21								3A PSR Review Cor						
Facilities Assessment Subcommittee (FAS) Presentation	Wed 9/22/21	Wed 10/6/21									(FAS) Prese					
Address FAS Comments	Thu 10/7/21	Thu 10/21/21							Address FAS C							
MSBA Board Vote on PSR & Approval to Move to Schematic Design	Wed 10/27/21	Wed 10/27/21	1				T T T T T T T T T		MSBA Board V	ote on PSR & Appr	oval to Move	o Schematic De	sigh			
⁸ Schematic Design (SD)	Thu 10/28/21	Wed 4/13/22	2				Sch	ematic Design (SD) 🖛								
Develop Schematic Design Submission	Thu 10/28/21	Tue 1/25/22								o Schematic Design	Submission					
0 SD Cost Estimates and Reconciliation	Wed 1/26/22	Tue 2/8/22			· · · · · · · ·				SD Co	st Estimates and Re	econciliation					
1 SBC Vote to Approve SD Submission to MSBA	Tue 2/8/22	Tue 2/8/22	2						♦ SBC \	/ote to Approve SD	Submission to	MSBA				



JOHN R. PIERCE SCHOOL PRELIMINARY PROJECT SCHEDULE Feasibility Study Phase February 28, 2021

				February 28, 2	2021								
ID Task Name	Start	Finish				2023		2024					
52 MSBA Schematic Design Notification	Wed 2/9/22	Wed 2/9/22		N D J F M A M J J A S O N D J F M A M J J A S O N D	J F M A M J J A S O N D MSBA Schematic Design		ASONL	JFM	A M J J A S O N D J F	MAMJ	JASOND	J F M A M J J A S O N D J F N	IAMJJASONDJ
53 Submit SD Submission to MSBA	Wed 2/23/22	Wed 2/23/22			Submit SD Submission	to MSBA							
54 PSB Conference (either 3/9 or 3.23)	Wed 3/9/22	Wed 3/23/22			PSB Conference (eith	er 3/9 or 3.23)				 			
55 MSBA Review Comments (3 weeks) and Project Team Response Period (2 weeks)	Wed 2/23/22	Wed 3/30/22			MSBA Review Comm	nents (3 weeks) a	nd Project Te	eam Res	ponse Period (2 weeks)				
	Thu: 2/04/00	Th. 4/7/00			Execute PSBA								
56 Execute PSBA	Thu 3/24/22	Thu 4/7/22			✓ MSBA Board Vote o		Approval to M	lovo to P					
57 MSBA Board Vote on SD & PSBA - Approval to Move to PFA	Wed 4/13/22	Wed 4/13/22											
58 DESE Review	Wed 2/23/22	Thu 4/7/22		DESE Revie	9W 			1 1					
59 MSBA Review of DESE Submittal	Wed 2/23/22	Tue 3/15/22			MSBA Review of DESI	E Submittal							
60 DESE Review and Approval	Wed 3/16/22	Thu 4/7/22			🞽 DESE Review and A	pproval							
⁶¹ Local Funding Approval/ Project Funding Agreement	Mon 1/31/22	Wed 9/7/22	2	Local Funding Approval/ Project Funding Agreemen	t + + + + + + + + + + + + + + + + + + +								
62 MSBA and Bond Counsel to Review Vote Language	Mon 1/31/22	Fri 2/25/22			MSBA and Bond Couns	el to Review Vote							
63 Town Meeting Process	Mon 2/28/22	Mon 5/9/22			Town Meeting Pro								
64 Town Meeting Vote on Project Funding	Tue 5/10/22	Tue 5/10/22			Town Meeting Vo		Idina						
65 Timeframe in which to Execute the PFA	Wed 5/11/22	Wed 9/7/22				me in which to Ex		A		<u> </u>			
66 Design Development	Wed 5/11/22	Tue 11/8/22		· · · · · · · · · · · · · · · · · · ·	lopment v				<u>, , , , , , , , , , , , , , , , , , , </u>				
67 Design Development Documents	Wed 5/11/22	Fri 8/26/22				Development Doci	uments						
68 DD Cost Estimate	Mon 8/29/22	Fri 9/23/22				st Estimate							
69 DD Value Engineering and Reconciliation	Mon 9/26/22	Mon 10/3/22				alue Engineering	and Reconci	liation					
70 Submit DD Package to MSBA	Mon 10/3/22	Mon 10/3/22				nit DD Package to				+ + + +			
71 MSBA Review/Comments and Project Team Response	Tue 10/4/22	Tue 11/8/22						roiect Te	am Response Period				
Period													
72 Contract Documents	Tue 10/4/22	Fri 6/23/23	3 1 1 1 1 1 1 1 1 1 1 1	· · · · · · · · · · · · · · · · · · ·	Contract Documents 🗸 🛶	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~				+ + + + + + - + - + - + - + - + - + - +			
73 CD 60% Documents	Tue 10/4/22	Mon 11/28/22				D 60% Documer	nts						
74 CD 60% Cost Estimate	Tue 11/29/22	Mon 12/26/22				CD 60% Cost E	stimate						
75 CD 60% VE and Reconciliation	Tue 12/27/22	Fri 12/30/22				CD 60% VE an	d Reconciliat	ion					
76 Submit 60% CD Package to MSBA	Mon 1/2/23	Mon 1/2/23				Submit 60% CI	D Package to	MSBA					
77 MSBA Review Comments (3 weeks) & Design Team	Tue 1/3/23	Mon 2/6/23	<u> </u>			🖌 MSBA Revie	ew Comment	s (3 weel	ks) & Design Team Respon	se Period ((2 weeks)		
Response Period (2 weeks)													
78 Engage Inspectional Services & All Regulatory Departments Reviews	Tue 1/3/23	Mon 3/13/23	3			Engage II	nspectional S	Services &	& All Regulatory Departmer	nts Reviews	\$		
79 CD 90% Documents	Tue 1/3/23	Mon 3/27/23	3			CD 90%	Documents						
80 CD 90% Cost Estimate	Tue 3/28/23	Mon 4/17/23	3				% Cost Estin	nate					
81 CD 90% VE and Reconciliation	Tue 4/18/23	Fri 4/21/23	3			CD 90	% VE and R	econcilia	tion	 			
82 Submit 90% CD Package to MSBA	Mon 4/24/23	Mon 4/24/23	8 1 1 1 1 1 1 1 1 1 1 1			Subm	it 90% CD Pa	ackage to	o MSBA				
83 MAAB Review and Approval	Tue 4/25/23	Mon 5/29/23	3 · · · · · · · · · · · · · · · · · · ·			MA	AB Review a	and Appr	oval				
84 MSBA Review Comments (3 weeks) & Project Team Response Period (2 weeks)	Tue 4/25/23	Mon 5/29/23	3			MS	BA Review (Commen	ts (3 weeks) & Project Tear	n Respons	e Period (2 we	ks)	
85 CD 100% Documents	Tue 4/25/23	Mon 6/19/23	3			† ; ; ; * ; * ;	CD 100% Doc	uments					
86 Prepare 100% CDs for Final Bidding	Tue 6/20/23	Fri 6/23/23				F	Prepare 100%	6 CDs for	r Final Bidding				
87 LEED	Mon 6/6/22	Fri 7/3/26	3										
88 LEED Registration	Mon 6/6/22	Fri 6/10/22			LEED Registrat	tion							
89 LEED Kick-Off Meeting	Fri 6/10/22	Fri 6/10/22	2 1 1 1 1 1 1 1 1 1 1 1 1 1 1		LEED Kick-Off	Meeting							
90 Submit Design Submittal to USGBC	Tue 7/18/23	Mon 10/9/23					Subr	nit Desig	n Submittal to USGBC				
91 Final LEED 10-month Cx Report	Fri 8/29/25	Thu 6/4/26										Final LEED 10-month	Cx Report
92 Final Cx Report, Cx Completion Certificate	Fri 6/5/26	Thu 6/18/26								 		Final Cx Report, Cx C	ompletion Certificate
93 Construction Submittal to USGBC	Fri 6/19/26	Fri 7/3/26	S									Construction Submit	tal to U\$GBC
94 Targeted Date of LEED Certification Letter	Fri 7/3/26	Fri 7/3/26	S									Targeted Date of LE	ED Certification Letter
95 CM at Risk Procurement Process (Or GC Below	Mon 10/4/21	Wed 6/7/23	3 1 1 1 1 1 1 1 1 1 1	CM at Risk Procurement Process (Or GC Below)									
96 If CMR, SBC Approves Use of CM at Risk Delivery & Selection Committee	Mon 10/4/21	Mon 10/4/21		If CM	R, SBC Approves Use of CM a	at Risk Delivery &	Selection Co	ommittee					
97 CM At Risk Application & submit to OIG (If Applicable)	Mon 10/4/21	Thu 10/14/21			t Risk Application & submit to	OIG (If Applicabl	e)						
98 Office of Inspector General Review & Approval	Fri 10/15/21	Fri 11/12/21			ice of Inspector General Revie								
99 CM at Risk RFQ Process	Mon 11/15/21	Fri 11/26/21			M at Risk RFQ Process								
Revised 11/28/12		/	<u>, , , , , , , , , , , , , , , , , , , </u>	Page 2		<u>_ </u>			<u>, , , , , , , , , , , , , , , , , , , </u>			<u>, , , , , , , , , , , , , , , , , , , </u>	



JOHN R. PIERCE SCHOOL PRELIMINARY PROJECT SCHEDULE Feasibility Study Phase February 28, 2021

				February 20, 2021			
ID Task Name	Start	Finish					
100 CM at Risk SOQs Due	Fri 11/26/21	Fri 11/26/2		A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J	F M A M J J A S O N D J F M A M J J A S O N	D J F M A M J J A S O N D J F M A M J J	
100 CM at Risk SOGS Due 101 CM at Risk RFP Process (If Applicable)	Mon 11/29/21	Fri 12/17/2			icable)		
101 Civital Risk REP Process (il Applicable) 102 CM at Risk Proposals Due	Fri 12/17/21	Fri 12/17/2		CM at Risk Proposals Due			
102 CM at Nisk Proposals Due 103 CM Interviews (Notify CMs that all will be interviewed	Fri 12/17/21	Fri 12/17/2			II will be interviewed on this date in RFP)		
on this date in RFP)							
104 CM Award/Notice to Proceed	Fri 12/17/21	Fri 12/17/2	21	CM Award/Notice to Proceed			
105 Preconstruction	Mon 12/20/21	Fri 6/17/22		Preconstruction			
106 GC Site Work Prequalification Process	Tue 1/3/23	Mon 2/13/23			GC Site Work Prequalification Process		
107 GC Main Construction Prequalification Process	Mon 5/1/23	Wed 6/7/23	23		GC Main Construction Prequalification Proce	S\$	
¹⁰⁸ General Contractor & Trade Contractor Prequalifications	Thu 4/27/23	Thu 6/15/23	23	Image: Second state in the second s			
109 Advertise General Contractor & Trade Contractors/GC RFQ	Thu 4/27/23	Wed 5/3/23	23		Advertise General Contractor & Trade Contract	r\$/GC RFQ	
110 Trade Contractor/GC RFQ Advertisement & Response Time	Thu 5/4/23	Wed 5/24/23	23 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Trade Contractor/GC RFQ Advertisement & R	esponse Time	
111 Trade Contractors/GC SOQ Due	Wed 5/24/23	Wed 5/24/23	23		Trade Contractors/GC SOQ Due		
112 Review Trade Contractor/GC SOQ	Thu 5/25/23	Wed 6/14/23	23		Review Trade Contractor/GC SOQ		
113 Prequalification Committee Review Meeting	Wed 6/14/23	Wed 6/14/23	23		Prequalification Committee Review Meeting		
114 Notify Trade Contractors/GCs for Bidding	Thu 6/15/23	Thu 6/15/23			✓Notify Trade Contractors/GCs for Bidding		
¹¹⁵ Permitting and Regulatory Filing Requirement	Mon 1/9/23	Fri 7/7/23	23	Permitting and Regulatory Filing Requirement			
116 Zoning Board of Appeals	Mon 1/9/23	Fri 5/12/23	23		Zohing Board of Appeals		
117 Notice of Intent to Conservation Commission (Review based on Preliminary Site Design w/ Final Site Design	Mon 1/9/23	Fri 5/12/23			Notice of Intent to Conservation Commission(Review based on Preliminary Site Design w/ Final	Site Design due at 60% CD)
due at 60% CD) 118 NPDS Construction General Permit	Mon 5/15/23	Fri 6/9/23	23		NPD\$ Construction General Permit		
119 EPA-NPDES/SWPPP	Mon 6/12/23	Fri 7/7/23			EPA-NPDES/SWPPP		
120 Permits from City Engineering Department	Mon 5/1/23	Fri 5/12/23			Permits from City Engineering Department		
121 Special Permit to Planning Department (parking)	Mon 5/1/23	Fri 5/12/23			Special Permit to Planning Department (parking)		
122 Building Permit	Mon 5/22/23	Fri 6/16/23			Building Permit		
¹²³ Bid Phases (Site & Main Construction either DBB or CMR)	Wed 1/11/23	Wed 8/30/23		Bid Phases (Site & Main Construction either DBB or CMR) -			
124 Early Site Work Bid Period (after 60% CDs)	Wed 1/11/23	Tue 2/7/23	23		Early Site Work Bid Period (after 60% CDs)		
125 Award Sitework Contract	Wed 2/8/23	Tue 2/14/23	23		Award Sitework Contract		
126 Main Bid Period	Wed 6/21/23	Tue 8/1/23	23		Main Bid Period		
127 Final GMP Contract	Wed 8/2/23	Wed 8/30/23	23		Final GMP Contract		
128 Construction	Wed 2/15/23	Thu 8/28/25	25	Construction			
129 Early Mobilization	Wed 2/15/23	Fri 3/10/23	23		Early Mobilization		
130 Start Early Site Work Construction	Fri 3/10/23	Tue 8/15/23	23		Start Early Site Work Construction		
131 Start Main Construction	Wed 8/2/23	Thu 5/29/25	25			Start Main Construction	
132 Substantial Completion	Fri 5/30/25	Fri 5/30/25	25			Substantial Completion	
133 FFE Installation	Mon 6/2/25	Tue 7/29/25				FFE Installation	
134 Punchlist	Mon 6/2/25	Tue 7/29/25	25			Punchlist	
135 Final Completion of New School	Wed 7/30/25	Thu 8/7/25				Final Completion of New Sci	
136 Teacher Move-In	Fri 8/8/25	Thu 8/28/25	25			Teacher Move-In	
137 School Opening	Thu 8/28/25	Thu 8/28/25	25			School Opening 🗸	
138 Project Closeout Phase	Fri 8/29/25	Fri 12/5/25				ct Closeout Phase 🛶 🚥 🚥	
139 Prepare and Submit Closeout Documents	Fri 8/29/25	Fri 10/31/25				Prepare and Submit (Closeout Documents
140 Final Application for Payment	Fri 10/31/25	Fri 10/31/25				Final Application for	Payment
141 Submit 100% DCAMM Contractor Evaluations	Mon 11/3/25	Fri 11/7/2					M Contractor Evaluations
142 Final Reimbursement Request	Fri 11/7/25	Fri 11/7/2				Final Réimbursemer	t Request
143 MSBA Closeout Documents Submitted	Mon 11/10/25	Fri 12/5/25				MSBA Closeout D	
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