

JOHN R. PIERCE SCHOOL

Brookline, MA



OPM Monthly Project Update Report

May 2024

FS	SD	DD	CD	BIDDING	CONSTRUCTION	CLOSEOUT	SITE
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During the month of May, Consigli continued awarding subcontracts for Pre-GMP #1 and preparing for Phase 1 work. MEPA Environmental Justice Outreach began its 45-day outreach.

The 60% Construction Documents were released for review and pricing this month. Review Meetings were held with Town Departments including DPW, Traffic, Building and Schools. The second Community Forum was held, and the team had meetings with successful votes from MAAB, the Building Commission, a Special Town Meeting and the SelectBoard.

Project Team Meetings continued to coordinate and guide the project.

All executed Contract Amendments and Budget Revision Requests have been submitted to MSBA.

I. TASKS COMPLETED THROUGH MAY 2024

The following tasks were completed in the month of May 2024:

05/03/24	School Site Walk with Consigli
05/06/24	MAAB Hearing
05/06/24	Project Team Meeting
05/08/24	DPW Review of Borings and Test Pits
05/13/24	Project Team Meeting
05/14/24	On-Site Review for Electrical and Demo Contractors
05/14/24	Building Commission Meeting
05/17/24	CMP Review with Consigli
05/20/24	Weekly Team Meeting
05/21/24	SelectBoard Meeting
05/22/24	Community Forum #2
05/27/24	Project Team Meeting
05/29/24	Traffic Meeting re: Exiting the Garage
05/29/24	Interiors Working Group Meeting #3

II. TASKS PLANNED FOR JUNE 2024

The following tasks are planned for the month of June 2024:

06/03/24	Project Team Meeting
06/04/24	Public Information Tabling session at Pierce Park
06/05/24	Review of 60% CD's with DPW

06/05/24	Sitewalk with Site Subcontractor and Consigli
06/10/24	60% CD Estimate Reconciliation
06/10/24	Sustainability Review
06/11/24	Building Commission Meeting
06/12/24	CMP Review with Town
06/13/24	School Building Committee Meeting
06/17/24	Project Team Meeting
06/24/24	Project Team Meeting

III. PROJECT BUDGET OVERVIEW

Expenditures against the budget totaled \$715,537.21 this month. Costs were for OPM, Designer, Designer Consultants, Construction and relocation costs.

Refer to the attached Total Project Budget Status Report and Cash Flow Charts, dated May 31, 2024.

IV. PROJECT SCHEDULE OVERVIEW

A Special Town Meeting to approve the Article 97 process was held on May 28, 2024, and a positive vote was received. This allowed Consigli to continue to move forward with a plan for a July 8, 2024 construction start.

V. CONTRACT AMENDMENTS/BUDGET TRANSFERS

Designer Contract Amendment No. 7 for \$326,785.00 was partially approved for \$150,000.00 at the May 14, 2024 Special Building Commission Meeting. The remainder of Designer Contract Amendment No. 7 will be requested for approval at the June 11, 2024 Building Commission Meeting.

Designer Contract Amendment No. 8 for \$98,870.00 for the Article 97/MEPA Process, Designer Contract Amendment No. 9 for \$71,873.00 for Transportation Board Requests and Designer Contract Amendment No. 10 for Phosphorus Removal Design and Documentation will be presented for approval at the June 11, 2024 Building Commission Meeting.

Budget Revision Request No. 5 is required to transfer funds from the Owner's Contingency to the A/E Other Reimbursable Expenses Budget Line \$98,780.00 for Designer Contract Amendment No. 8 and \$19,060.00 for Designer Contract Amendment No. 10 and to A/E Traffic Studies \$71,873.00 for Designer Contract Amendment No. 10. Budget Revision

Request No. 5 will be presented for approval at the June 11, 2024 Building Commission Meeting.

All approved Contract Amendments and Budget Revision Requests have been submitted to MSBA.

VI. MBE / WBE PARTICIPATION

The Minority Business Enterprise (MBE) participation goal is 5.1% and for Women Business Enterprise (WBE) participation, the goal is 10%. Based on the Designer Subcontracts awarded to date, the percentage of fee for MBE is 8.4% and WBE is 35.9% for a combined total MBE/WBE participation of 44.3%.

Update for May 2024:

Minority Hours:	7,306.05	Minority Workforce Participation:	15.85%
Women Hours:	23,161.00	Women Workforce Participation:	50.26%
Total Hours Worked:	46,082.80		

Attached is the Designer's Workforce Participation Report for May 2024.

VII. COMMUNITY OUTREACH

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

VIII. ATTACHMENTS

MSBA Online Report Submission, dated May 31, 2024
Invoice Summary, dated May 31, 2024
Designer Contract Amendment No. 7, dated June 11, 2024
Designer Contract Amendment No. 8, dated June 11, 2024
Designer Contract Amendment No. 9, dated June 11, 2024
Designer Contract Amendment No. 10, dated June 11, 2024
Budget Revision Request No. 5, dated June 11, 2024
Budget Revisions Request No. 5, dated June 11, 2024
Total Project Budget Status Report, dated May 31, 2024
Monthly and Cumulative Cash Flow Reports, dated May 31, 2024
CM Budget Tracking, dated May 31, 2024

OPM Amendment Status Log, dated May 31, 2024

Architect/Engineer Amendment Status Log, dated May 31, 2024

Construction Manager Amendment Status Log, dated May 31, 2024

Swing Space Budget Tracking, dated May 31, 2024

Preliminary Project Schedule, dated May 31, 2024

Designer Workforce Participation Log, May 31, 2024

District Name	Brookline	MSBA ID	201800460040
School Name	Pierce	Project Name	
OPM Firm Name	Leftfield, LLC	School Building Committee Representative	Bernard Greene
Project Director	Jim Rogers	Total Project Budget (ProPay)	\$211,915,958
Designer Firm Name	Miller Dyer Spears Inc.	Encumbered (Reporting Period)	\$189,713
Principal	Will Spears	Encumbered (to Date)	\$39,971,667
General Contractor Firm Name	Consigli Construction Company, Inc.	Total Project Invoices Received (to Date)	\$10,028,605
General Contractor Contact Name	Jody Staruk	Project Completion Percentage	3%

OPM Leftfield, LLC

Progress Report as of Date 5/31/2024

Contract Summary

Original Contract Amount	\$325,000
Contract Amendments (to Date)	5
Value of Contract Amendments (to Date)	\$6,824,509
Total Contract Amount	\$7,149,509
Contract Amendments as Percentage of Original Contract Amount	2,099.8%

Payment Summary

Total Contract Amount	\$7,149,509
Invoices Paid (to Date)	\$1,620,884
Invoices Received (Reporting Period)	\$115,000
Contract Amount Remaining	\$5,413,625

OPM Activities (Reporting Period)	05/03/24 School Site Walk with Consigli 05/06/24 MAAB Hearing 05/06/24 Project Team Meeting 05/08/24 DPW Review of Borings and Test Pits 05/13/24 Project Team Meeting 05/14/24 On-Site Review for Electrical and Demo Contractors 05/14/24 Building Commission Meeting 05/17/24 CMP Review with Consigli 05/20/24 Weekly Team Meeting 05/21/24 SelectBoard Meeting 05/22/24 Community Forum #2 05/27/24 Project Team Meeting 05/29/24 Traffic Meeting re: Exiting the Garage 05/29/24 Interiors Working Group Meeting #3 Expenditures against the budget totaled \$715,537.21 this month. Costs were for OPM, Designer, Designer Consultants, Construction and relocation costs.
Project Budget Status	Refer to the attached Total Project Budget Status Report and Cash Flow Charts, dated May 31, 2024.
MSBA Closeout Status	The Project is in the 60% Construction Documents Phase.
Potential Issues	There are no potential issues to report at this time.

DESIGNER Miller Dyer Spears Inc.

Progress Report as of Date 5/31/2024

Contract Summary

Original Contract Amount	\$1,294,466
Contract Amendments (to Date)	10
Value of Contract Amendments (to Date)	\$17,954,589
Total Contract Amount	\$19,249,055
Contract Amendments as Percentage of Original Contract Amount	1,387.0%

Payment Summary

Total Contract Amount	\$19,249,055
Invoices Paid (to Date)	\$7,234,990
Invoices Received (Reporting Period)	\$578,348
Contract Amount Remaining	\$11,435,717

MBE/WBE

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

Workforce Participation

Total Hours	46,083
Minority Hours	7,306
Minority Percentage	8.4%
Minority Workforce Participation	15.9%
Female Hours	23,161
Female Percentage	35.9%
Female Workforce Participation	50.3%

RFIs and Submittals

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

Phase	Design Development	Phase Scheduled Completion Date	6/28/2024
Designer Activities (Reporting Period)	05/03/24 School Site Walk with Consigli 05/06/24 MAAB Hearing 05/06/24 Project Team Meeting 05/08/24 DPW Review of Borings and Test Pits 05/13/24 Project Team Meeting 05/14/24 On-Site Review for Electrical and Demo Contractors 05/14/24 Building Commission Meeting 05/17/24 CMP Review with Consigli 05/20/24 Weekly Team Meeting 05/21/24 SelectBoard Meeting 05/22/24 Community Forum #2 05/27/24 Project Team Meeting 05/29/24 Traffic Meeting re: Exiting the Garage 05/29/24 Interiors Working Group Meeting #3		
30 Day Look Ahead	06/03/24 Project Team Meeting 06/04/24 Public Information Tabling session at Pierce Park 06/05/24 Review of 60% CD's with DPW 06/05/24 Sitewalk with Site Subcontractor and Consigli 06/10/24 60% CD Estimate Reconciliation 06/10/24 Sustainability Review 06/11/24 Building Commission Meeting 06/12/24 CMP Review with Town 06/13/24 School Building Committee Meeting 06/17/24 Project Team Meeting 06/24/24 Project Team Meeting		
Commissioning Consultant	NV5		
Commissioning Consultant Status	NV5 reviewed the 60% CD Set and provided Review Comments.		

GENERAL CONTRACTOR	Consigli Construction Company, Inc.	Progress Report as of Date 5/31/2024
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Contract Summary

Original Contract Amount (including CM-At-Risk Amendments)	\$13,553,698
Change Orders (to Date)	0
Value of Change Orders (to Date)	\$0
Total Contract Amount	\$13,553,698
Procurement Type	CM-at-Risk
Change Orders as Percentage of Original Contract Amount	0.0%
Pending Change Orders	\$0
Change Order Status	

Payment Summary

Total Contract Amount	\$13,553,698
Invoices Paid (to Date)	\$248,351
Invoices Received (Reporting Period)	\$15,000
Contract Amount Remaining	\$13,290,347

MBE/WBE

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

Workforce Participation

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

Schedule Assessment

Notice to Proceed Date	
Physical Progress	0%
Substantial Completion Date (Reported)	7/27/2027
Substantial Completion Date (Contract)	7/27/2027
Substantial Completion Date (Certificate)	
Construction Progress (Reporting Period)	Construction has not started.
30 Day Look Ahead	Consigli will continue to execute subcontracts and start the submittal process in preparation for a July 8, 2024 construction start once the school has been relocation and the building is empty.
Overall Schedule Assessment	A Special Town Meeting to approve the Article 97 process was held on May 28, 2024, and a positive vote was received.
Problems Identified (Schedule or Construction)	No Problems identified.
Quality Control	N/A
Safety Compliance	N/A
Number of Claims (to Date)	0
Value of Claims (to Date)	\$0
Comments	
Recorded Manpower (Reporting Period)	N/A
Contractor Closeout Status	The Project is in the 60% Construction Documents Submission Phase.

Certification

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

Project Director/Project Manager

_____ Print Name

_____ Signature

_____ Date

MEMORANDUM

To: Brookline Building Commission
 From: Lynn Stapleton, LeftField, LLC
 Date: June 11, 2024
 Re: John R. Pierce School – May 2024 Invoice Summary
 Cc: Jim Rogers, Adam Keane, Andrew Deschenes - 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 \$
0102-0500	LeftField	33	OPM – Construction Documents	05/31/24	OPM Construction Documents Services: May 1 – 31, 2024	\$115,000.00
0201-0500	MDS	69489	A/E– Construction Documents	05/31/24	A/E Construction Documents Services: April 1 – 30, 2024	\$590,000.00
0204-0200	MDS- RDH Building Science	69489	A/E – Other Reimbursable Services	05/31/24	Billing Error -RDH Building Science - QYDU & Hygrothermal Analysis	(\$16,500.00)
0203-9900	MDS – GEI	69489	A/E – Other Reimbursable Services	05/31/24	GEI - Geothermal Alternate	\$1,260.71
0203-9900	MDS	69489	A/E – Other Reimbursable Services	05/31/24	MDS/Saski – Geothermal Alternate	\$3,587.50
					MDS Invoice #69489 Total: (For Reference Only)	\$578,348.21
0501-0000	Consigli	PC-15	Preconstruction	05/31/24	CD Preconstruction Services: May 1 – 31, 2024	\$15,000.00
0603-0000	Collin Box & Supply	INV-5983	Swing Space/Relocation	04/10/24	Packing Supplies	\$6,879.00
0603-0000	Collin Box & Supply	INV-6322	Packing Supplies	05/10/24	Packing Supplies	\$310.00
					TOTAL:	\$715,537.21

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 May 2024 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 June 12, 2024 deadline. All invoices above will be included in the May 2024 Project Budget Report unless rejected by the Committees.

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



Building Commission
 Town of Brookline
 Town Hall
 333 Washington Street
 Brookline, MA 02445

Invoice Date: 5/31/24
 Invoice No: 33

FOR: Project Management Services
 John R. Pierce School
 50 School Street, Brookline, MA 02445

Professional Services from May 1 to May 31, 2024

OPM Services		Amount
05/31/24	Construction Documents Phase Services:	\$ 115,000.00

Total Labor: \$ 115,000.00

Reimbursable Expenses					Amount
Reimbursables 05/01/24 - 05/31/24					\$0.00
Date	Vendor	Invoice #	Amount	10% LeftField Fee	

Total Expenses: \$0.00

Total this Invoice: \$ 115,000.00

Contract Status	Budget	Previous	Current	Total To Date	Balance
Feasibility Study/Schematic Design Phase	\$325,000	\$325,000	\$0	\$325,000	\$0
Design Development Phase	\$700,000	\$700,000	\$0	\$700,000	\$0
Construction Documents Phase	\$1,045,000	\$460,000	\$115,000	\$575,000	\$470,000
Bid Phase	\$175,000	\$0	\$0	\$0	\$175,000
Construction Phase	\$4,650,000	\$0	\$0	\$0	\$4,650,000
Closeout Phase	\$180,000	\$0	\$0	\$0	\$180,000
Cost Estimating	\$52,800	\$52,800	\$0	\$52,800	\$0
OPM Services Total:	\$7,127,800	\$1,537,800	\$115,000	\$1,652,800	\$5,475,000
Reimbursable Expenses Total*:	\$21,709	\$21,709	\$0	\$21,709	\$0
Total Contract:	\$7,149,509	\$1,559,509	\$115,000	\$1,674,509	\$5,475,000

*OPM Contract Amendment No. 1 for independent cost estimating for PSR/SD
 *OPM Contract Amendment No. 2 for printing PSR Submission
 *OPM Contract Amendment No. 3 for Extended Basic Services
 *OPM Contract Amendment No. 4 for Cost Estimating Services
 *OPM Contract Amendment No. 5 for Bidding Services

Please Remit Payment To:
 LeftField, LLC
 P.O. Box 307
 Hingham, MA 02043

Invoice

**Miller Dyer Spears Inc.
40 Broad Street, Suite 103
Boston, MA 02109**

May 31, 2024
Project No: 2101-000
Invoice No: 69489

Town of Brookline
333 Wasington Street
email Jen Carlson jcarlson@leftfieldpm.com
and Lynn: lstapleton@leftfieldpm.com
Brookline, MA 02445

Project 2101-000 Brookline Pierce School
Amendment No. 6 total \$17,267,439

Professional Services thru May 31, 2024

Phase 13 Construction Documents

Fee			
Total Fee	6,229,098.00		
Percent Complete	37.8867	Total Earned	2,360,000.00
		Previous Fee Billing	1,770,000.00
		Current Fee Billing	590,000.00
		Total Fee	590,000.00
		Total this Phase	\$590,000.00

Billings to Date

	Current	Prior	Total
Fee	590,000.00	1,770,000.00	2,360,000.00
Totals	590,000.00	1,770,000.00	2,360,000.00

Phase 14 Bidding

Fee			
Total Fee	394,247.00		
Percent Complete	0.00	Total Earned	0.00
		Previous Fee Billing	0.00
		Current Fee Billing	0.00
		Total Fee	0.00
		Total this Phase	0.00

Phase 15 Construction Administration

Fee			
Total Fee	5,046,358.00		
Percent Complete	0.00	Total Earned	0.00
		Previous Fee Billing	0.00
		Current Fee Billing	0.00
		Total Fee	0.00
		Total this Phase	0.00

Phase 16 Completion Phase

Fee	
Total Fee	394,247.00

Project	2101-000	Brookline Pierce School	Invoice	69489
Percent Complete	0.00	Total Earned	0.00	
		Previous Fee Billing	0.00	
		Current Fee Billing	0.00	
		Total Fee		0.00
		Total this Phase		0.00

Phase 17 A/E Reimbursable Srvc (Am#6 Part 1)
 Amendment #6 Part 1 total \$275,000.
 Furniture \$165,000
 Tech Procurement \$32,200
 LEED Expenses \$19,800 BTD \$1,485.00
 RDH Brick Analysis \$19,250 BTD \$19,288.32
 RDH air tightness Test \$35,750 BTD 0 billed (credited 16,500 in May's invoice)

Consultants

RDH Building Science Inc.				
12/31/2023	RDH Building Science Inc.	Put to Air Tightness by	-15,000.00	
		accident- credit 16,500 above		
	Total Consultants	1.1 times	-15,000.00	-16,500.00

Billing Limits

	Current	Prior	To-Date	
Total Billings	-16,500.00	37,947.07	21,447.07	
Limit			746,000.00	
Remaining			724,552.93	
		Total this Phase		-\$16,500.00

Billings to Date

	Current	Prior	Total
Consultant	-16,500.00	36,462.07	19,962.07
Expense	0.00	1,485.00	1,485.00
Totals	-16,500.00	37,947.07	21,447.07

Phase 18 HAZMAT Services (Am#6)
 \$173,157.00 original less Summer Invest Am#5 Amt for LGCI \$29,822.00 + 10% mark up 2,982.20 = \$140,352.80

Billing Limits

	Current	Prior	To-Date	
Consultants	0.00	9,598.93	9,598.93	
Limit			140,352.80	
Remaining			130,753.87	
		Total this Phase		0.00

Billings to Date

	Current	Prior	Total
Consultant	0.00	9,598.93	9,598.93
Totals	0.00	9,598.93	9,598.93

Phase 19 Geotechnical/Geo-Env Geo-Thermal (Am#6)
 \$509,883.00 original less Summer Invest Am#5 Amt \$23,890 + 3,139.59 + 10% mark up 2,389 = \$480,464.41 Plus
 GeoFrac Tank GEI \$3,800

Billing Limits

	Current	Prior	To-Date	
Consultants	0.00	74,494.68	74,494.68	
Limit			480,464.41	
Remaining			405,969.73	
		Total this Phase		0.00

Billings to Date

	Current	Prior	Total
Consultant	0.00	74,494.68	74,494.68
Totals	0.00	74,494.68	74,494.68

Phase 20 Site Survey (Am#6)
 \$54,780 original less Summer Invest Am#5 Amt \$5,750 + 10% mark up 575 = \$48,488

	Current	Prior	To-Date
Consultants	0.00	36,575.00	36,575.00
Limit			48,455.00
Remaining			11,880.00
Total this Phase			0.00

Billings to Date

	Current	Prior	Total
Consultant	0.00	36,575.00	36,575.00
Totals	0.00	36,575.00	36,575.00

Phase 21 Traffic Studies (Am#6)

	Current	Prior	To-Date
Consultants	0.00	13,750.00	13,750.00
Limit			13,750.00
Total this Phase			0.00

Billings to Date

	Current	Prior	Total
Consultant	0.00	13,750.00	13,750.00
Totals	0.00	13,750.00	13,750.00

Phase 23 Geothermal Alternate (Am#6 Part 2) \$471K

Geothermal Design Alternate \$471,000 (breakdown below)
 (MDS \$50,000) ; (GGD \$185K); (Sasaki \$95K); (GEI 141K BTD \$20,721.59)= \$471K

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Architecture - MDS	50,000.00	37.00	18,500.00	18,500.00	0.00
MEP/FP - GGD	185,000.00	37.2973	69,000.00	69,000.00	0.00
Geothermal - GEI	141,000.00	22.1349	31,210.21	29,949.50	1,260.71
Landscape Architecture - Sasaki	95,000.00	8.1316	7,725.00	4,137.50	3,587.50
Total Fee	471,000.00		126,435.21	121,587.00	4,848.21
Total Fee					4,848.21
Total this Phase					\$4,848.21

Billings to Date

	Current	Prior	Total
Fee	4,848.21	121,587.00	126,435.21
Totals	4,848.21	121,587.00	126,435.21

Total this Invoice \$578,348.21

Billing Backup

Monday, June 3, 2024

Miller Dyer Spears Inc.

Invoice 69489 Dated 5/31/2024

4:05:52 PM

Project	2101-000	Brookline Pierce School
Phase	17	A/E Reimbursable Srvcs (Am#6 Part 1)

Consultants

RDH Building Science Inc.

AP 48449	12/31/2023	RDH Building Science Inc. / Put to Air Tightness by accident- credit 16,500 above	-15,000.00
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Total Consultants **1.1 times** **-15,000.00** **-16,500.00**

Total this Phase **-\$16,500.00**

Total this Project **-\$16,500.00**

Total this Report **-\$16,500.00**



Consigli Construction Co., Inc.
 72 Sumner Street
 Milford, MA 01757
 (508)473-2580

Town of Brookline, MA
 50 School Street
 BROOKLINE, MA 02445

INVOICE ID: 15
 DATE: May 31,2024

Period From: 5/1/2024 To: 5/31/2024

Item Id	Description	Contract Amount	Percent Complete	Total Billed	Previous Billed	Total This Invoice
22-000	Brookline - John R. Pierce Sch					
22-100	May Preconstruction Services	16,400.00	100.00 %	16,400.00	16,400.00	
22-200	June Preconstruction Services	16,400.00	100.00 %	16,400.00	16,400.00	
22-300	July Preconstruction Services	16,400.00	100.00 %	16,400.00	16,400.00	
22-400	August Preconstruction Service	8,200.00	100.00 %	8,200.00	8,200.00	
PC-001	Preconstruction Change Order 1	4,288.00	100.00 %	4,288.00	4,288.00	
PC-002	Preconstruction Amendment #2	300,000.00	55.00 %	165,000.00	150,000.00	15,000.00
PC-003	Preconstruction Change Order 2	29,842.54	100.00 %	29,842.54	29,842.54	
PC-004	Preconstruction Change Order 4	6,820.18	100.00 %	6,820.18	6,820.18	
Total		398,350.72	66.11 %	263,350.72	248,350.72	15,000.00

Contract Summary

Original contract amount	357,400.00
Approved changes	<u>40,950.72</u>
Revised contract amount	398,350.72
Invoiced to date	<u>263,350.72</u>
Remaining to invoice	135,000.00
Current Payment Due	<u>\$15,000.00</u>

Percent billed 66.11 %

Retainage balance 0.00

Approved by:

Name: _____

Title: _____

Date: _____

Collin Box & Supply

55 Norfolk Avenue
 South Easton, MA 02375
 p: 508.230.5833

Invoice

Date	Invoice #
4/10/2024	INV-5983

Bill To
Town Of Brookline Building Department, 3rd FL Brookline, MA 02445-6853

Ship To
Pierce School 50 School Street Brookline, MA 02445 Attn: Jamie Yadoff

S.O. No.	P.O. No.	Terms	Ship Via
4944	24200069	Net 30	Collin Truck

Item	Description	Ordered	Shipped	Price	Amount
STITCHED LETTER	24 X 13 X 11 STITCHED LETTER	1,200	1,200	3.75	4,500.00
BOOK	16 1/2 X 12 5/8 X 12 5/8	750	750	1.25	937.50
BARREL	18 X 18 X 27 RSC D/W 51ECT	300	300	4.25	1,275.00
GREEN MOVE LBL	2 X 3 COMMERCIAL MOVER LABEL	2	2	12.00	24.00
RED MOVE LBL	2 X 3 COMMERCIAL MOVER LABEL	3	3	12.00	36.00
BLUE MOVE LBL	2 X 3 COMMERCIAL MOVER LABEL	1	1	12.00	12.00
YELLOW MOVE LBL	2 X 3 COMMERCIAL MOVER LABEL	1	1	12.00	12.00
2 X 110 CLEAR	2 X 110 YD CLEAR 1.9MIL	50	50	1.65	82.50

*OK to pay
 Karen [Signature]
 5-6-24*

Invoices paid via Credit Card may be subject to a 2% Convenience Fee	Subtotal	\$6,879.00
	Sales Tax (0.0%)	\$0.00
	Balance Due	\$6,879.00

Collin Box & Supply

55 Norfolk Avenue
 South Easton, MA 02375
 p: 508.230.5833

Invoice

Date	Invoice #
5/10/2024	INV-6322

Bill To
Town Of Brookline Building Department, 3rd FL Brookline, MA 02445-6853

Ship To
Pierce School 50 School St Brookline, MA

S.O. No.	P.O. No.
5266	24200069

Terms	Ship Via
Net 30	Collin Truck

Item	Description	Ordered	Shipped	Price	Amount
RED MOVE LBL	2 X 3 COMMERCIAL MOVER LABEL	2	2	12.00	24.00
GREEN MOVE LBL	2 X 3 COMMERCIAL MOVER LABEL	2	2	12.00	24.00
BLUE MOVE LBL	2 X 3 COMMERCIAL MOVER LABEL	1	1	12.00	12.00
BOOK	16 1/2 X 12 5/8 X 12 5/8	200	200	1.25	250.00

Invoices paid via Credit Card may be subject to a 2% Convenience Fee	Subtotal	\$310.00
	Sales Tax (0.0%)	\$0.00
	Balance Due	\$310.00

May 14, 2024

Mr. Lap Yan
Project Manager
Building Department
333 Washington Street
Brookline, MA 02445

Re: John R. Pierce School Project
Designer Services Contract Amendment No. 7

Dear Mr. Yan,

LeftField has reviewed Designer Contract Amendment No. 7 presented by Miller Dyer Spears (MDS) for Additional Environmental Engineering Services and Transportation Board Requests in the total amount of \$326,785.00. Of this total, \$270,350.00 is for Additional Environmental Engineering Services in the form of LSP and construction monitoring services to be performed by MDS' consultant, GEI Consulting Engineers; \$14,000.00 is for Transportation Board Requests for design modifications to be performed by Vanasse & Associates and includes \$14,000.00 for MDS/Sasaki services related the design modifications; and includes MDS' administrative costs of \$28,435.00. The costs presented in Amendment No. 7 were included as projected costs in the Total Project Budget approved by the MSBA and the Town of Brookline but were removed during Designer Contract Amendment No. 6 negotiations for extended basic services and moved to Owner's Contingency because costs could not be fully defined at the time. After review, Leftfield believes the fees presented are fair and reasonable and are within the previously approved total for Designer Consultants.

The scope of services are required and are fair and reasonable. LeftField recommends that the Town of Brookline accept Designer Contract Amendment No. 7 in the amount of \$326,785.00.

Should you have any questions regarding this recommendation of approval, please contact me.

Sincerely,
LeftField Project Management



Lynn Stapleton, AIA, LEED AP B D + C

Attachment: MDS Designer Contract Amendment 7

Cc: Jim Rogers, LeftField, LLC
Jennifer Carlson, LeftField, LLC
Adam Keane, LeftField, LLC
Will Spears, Miller Dyer Spears, Inc.
Margret Clark, Miller Dyer Spears, Inc.

CONTRACT FOR DESIGNER SERVICES

AMENDMENT NO. 7

WHEREAS, the TOWN OF BROOKLINE (“Owner”) and MILLER DYER SPEARS, INC. (the “Designer”) (collectively, the “Parties”) entered into a Contract for Designer Services for the Feasibility Study and Schematic Design Phases for the John R. Pierce Elementary School Project (Project Number 201800460040) on January 26, 2021, (“Contract”). The John R. Pierce Elementary School is located at 50 School Street, Brookline, MA 02445; and

WHEREAS, the scope of this work is summarized in the attached Miller Dyer Spears (MDS) Additional Service Request #9, dated May 2, 2024, for Additional Environmental Engineering Services and the attached Miller Dyer Spears (MDS) for Additional Service Request #10, dated May 3, 2024, for Transportation Board Requests.

WHEREAS, Contract Amendment No. 1 was approved by the Town of Brookline on August 10, 2021; and

WHEREAS, Contract Amendment No. 2 was approved by the Town of Brookline on September 14, 2021; and

WHEREAS, Contract Amendment No. 3 was approved by the Town of Brookline on January 11, 2022; and

WHEREAS, Contract Amendment No. 4 was approved by the Town of Brookline on June 29, 2022; and

WHEREAS, Contract Amendment No. 5 was approved for approval by the Town of Brookline on July 11, 2023; and

WHEREAS, Contract Amendment No. 6 was approved for approval by the Town of Brookline on July 11, 2023; and

WHEREAS, effective as of May 14, 2024, the parties wish to amend the contract, as amended:

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:

1. The Owner hereby authorizes this Contract Amendment No. 7 for the total value of **\$326,785.00**. The Miller Dyer Spears’ (MDS) Amendment is for the attached Additional Service Request #9, dated May 2, 2024, for Additional Environmental Engineering Services which is based on GEI Consulting Engineers for \$270,350.00; and the attached Additional Service Request #10, dated May 3, 2024, for Transportation Board Requests which is based on Vanasse & Associates for \$14,000.00 including MDS/Sasaki Support for \$14,000.00; and MDS’ Administrative costs of 28,435.00. The Designer is herein authorized to commence the services outlined in this Amendment, pursuant to the terms and conditions set forth in the Contract, as amended.
2. For the performance of services required under the Contract, as amended, the Designer shall be compensated by the Owner in accordance with the following Fee for Basic Services:

Fee for Basic Services	Original Contract	Previous Amendments	Amount of This Amendment	Total of All Amendments
Feasibility Study/Schematic Design Phase	\$1,294,466	\$ 170,652.11	\$ 0	\$ 1,465,118.11

IN WITNESS WHEREOF, the Owner, with the prior approval of the Authority, and the Designer have caused this Amendment to be executed by their respective authorized officers.

OWNER:
TOWN OF BROOKLINE

(print name)

(print title)

By: _____
(signature)

Date: _____

DESIGNER:
MILLER DYER SPEARS, INC.

(print name)

(print title)

By: _____
(signature)

Date: May 14, 2024



May 2, 2024

Ms. Lynn Stapleton
101 Federal Street,
Boston, MA 02110

Re: Pierce School - Additional Service Request #9 - Additional Environmental Engineering Services

Dear Lynn,

As discussed with Adam Keane, MDS is submitting this proposal for additional services for Additional Environmental Engineering Services in the form of LSP and monitoring services.

It is our understanding that this is a typical reimbursable expense under the standard MSBA contract. See attached proposal from GEI Consulting Engineers, Inc.

For this additional scope, MDS proposes the fees below:

Fee Proposal:

GEI Consultants	\$270,350
MDS markup x 1.1	\$27,035
Total	\$297,385

Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Margaret O. Clark'.

MILLER DYER SPEARS INC.
Margaret O. Clark, RA, LEED AP BD+C
Senior Associate

Cc: W. Spears



Consulting
Engineers and
Scientists

April 15, 2024 (Rev. May 2, 2024)
Proposal 2403583

Ms. Margaret Clark
MDS/Miller Dyer Spears, Inc.
40 Broad Street, Suite 103
Boston, Massachusetts 02109

Dear Ms. Clark:

Re: **Proposal for Environmental Engineering Services – Additional Service #2
Pierce Elementary School Project
50 School Street
Brookline, Massachusetts 02445**

GEI Consultants, Inc. is pleased to submit this proposal to provide environmental engineering services for the proposed Pierce Elementary School project at 50 School Street in Brookline, Massachusetts.

Project Understanding and Approach

We understand that the Pierce Elementary School project includes the construction of a new approximately 172,000-square-foot, 3-story school building. There will be three phases to construction: 1) demolition of the existing building at the school property; 2) construction of the new building at the school property; and 3) installation of the geothermal wellfield at the nearby baseball field. According to Miller Dyer Spears, Inc. and Consigli Construction Company, excess soil will be generated during each of these three phases. Due to the sequencing of the work, excess soil will need to be characterized separately for each of the phases.

Excess soil generated during construction that is not suitable for on-site reuse, should be removed and transported off site in accordance with MassDEP policies. Soil should be pre-characterized prior to excavation to identify and facilitate approval at soil receiving facilities. We have assumed the soil receiving facilities require a sampling frequency of one sample per 500 cubic yards of soil.

According to Consigli, the approximate volumes of excess soil for each phase are as follows:

- Existing building demolition – approximately 800 cubic yards (cy) of excess soil (including 400 cy of loam from site work, 15 cy from street utility work, and 300 cy of drilling spoils from support of excavation (SOE) installation, based on Consigli's April 24, 2024 email); and approximately 1,500 cy of excess imported fill (based on MDS's estimate), which is imported soil to be brought to the site to temporarily brace building foundation walls during demolition of the slab.

- New building construction – approximately 1,000 cy of excess loam (based on Consigli's April 24, 2024 email); and approximately 11,000 cy of excess soil (based on Consigli's April 24, 2024 email).
- Geothermal wellfield installation – 642.60 tons (approximately 390 cy) of excess loam (based on Consigli's cost estimate) and approximately 2,100 cubic yards of drilling spoils from the 600-foot-deep boreholes (based on GEI's estimate).

If the volume of excess soil increases, additional investigation and testing would need to be performed beyond what is scoped below.

In addition to soil pre-characterization to support construction, we recommend additional assessment of some of the Recognized Environmental Conditions (RECs) identified in the Phase I Environmental Site Assessment (ESA) dated June 30, 2021 and prepared by PEER Consultants, P.C. of Burlington, Massachusetts (PEER). The 2021 Phase I ESA identified nearby drycleaners but there is no indication that the limited investigation and testing by PEER in 2021 evaluated potential environmental impacts from these drycleaners such as groundwater contamination that could lead to indoor air contamination. We recommend that additional monitoring wells be installed and sampled at the school property as part of a Phase II ESA prior to building demolition to confirm that vapor intrusion is not a concern and that mitigation in the new building is not warranted. As part of the Phase II ESA, we also recommend collecting surficial soil samples for polychlorinated biphenyls (PCBs) adjacent to the existing building prior to demolition to confirm that soil has not been impacted by window components that could potentially have PCBs.

Scope of Work

Construction Documents Phase

1. Phase II ESA: Perform a subsurface investigation to evaluate potential environmental concerns.

We will perform the following as part of the Phase II ESA:

- Engage a drilling subcontractor to install three (3) soil borings to a depth of approximately 15 to 20 feet using Geoprobe drilling methods. The borings will be completed as 2-inch monitoring wells with approximately 10-foot screens and finished at ground surface with a flush mount road box. We have assumed one (1) day for drilling.
- We will mark the proposed boring locations at the Property prior to drilling. Our drilling subcontractor will notify Dig Safe and the necessary utility agencies at least 72 hours before the start of drilling. It is unlikely that Dig Safe and the utility agencies will mark utility locations on the Property. Neither GEI nor our subcontractor can be held responsible for damage to utilities not marked by others unless we are provided accurate information on their locations before the start of drilling.
- Excess soil cuttings that cannot be returned down the boreholes and that are not contaminated will be spread at the ground surface. We can provide a separate cost for disposal of soil cuttings that are contaminated, which would be transported off site for disposal.
- Collect soil samples from ten (10) surface locations using a hand auger or shovel from beneath windows in the buildings to be demolished. The soil samples will be submitted to ESS Laboratory of Cranston, Rhode Island for analysis of PCBs.

- Develop and survey the three monitoring wells and the two existing monitoring wells. Groundwater will be recharged to the nearby ground surface if it does not appear contaminated. We can provide a separate cost for disposal of groundwater that is contaminated, which would be transported off site for disposal.
- Collect one groundwater sample from each new and existing monitoring (5 total) using low flow sampling techniques. The groundwater samples will be submitted to ESS for analysis of VOCs.
- Prepare a Phase II ESA report documenting findings of the subsurface investigation. We will prepare one draft and one final version of the Phase II ESA report. Based on the groundwater testing results we will make recommendations regarding the potential for vapor intrusion at the new building.

2. Soil Pre-Characterization – Existing Building Demolition

Subsurface Explorations: Perform a soil pre-characterization program to evaluate and recommend off-site soil disposal options for soils to be managed during the existing building demolition phase.

- Prior to demolition, GEI will collect three (3) soil samples from loam using a hand auger or shovel to depths up to two feet. We have budgeted one (1) day to collect these soil samples.
- During or after demolition, GEI will collect five (5) soil samples from 1) the stockpiled soil generated during street utility work (1 sample); 2) the drilling spoils from SOE installation (1 sample); and 3) the imported fill used to temporarily brace building foundation walls (3 samples). We have budgeted one (1) day to collect these soil stockpile samples.

Environmental Laboratory Testing: Eight (8) soil samples will be collected and tested for:

- Volatile organic compounds (VOCs)
- Semi-volatile organic compounds (SVOCs)
- Total petroleum hydrocarbons (TPH) by method 8100M
- Extractable petroleum hydrocarbons (EPH), if necessary
- PCBs
- MCP 14 total metals
- Toxicity characteristic leaching procedure (TCLP) for lead or other metals, if necessary
- Conductivity, corrosivity, ignitability, and reactivity
- Herbicides and pesticides (2 tests only)

Additional sampling and testing may be necessary if the testing results indicate that a higher sampling frequency is necessary by the specific soil receiving facilities, or delineation sampling is required by the soil receiving facilities. The specific nature and extent of additional sampling is unknown at this time.

Soil Characterization Report: Prepare a soil characterization report that presents the results of our subsurface explorations and laboratory testing and recommends soil management options to support the soil excavation for building demolition activities.

3. Soil Pre-Characterization – New Building Construction

Subsurface Explorations: Perform a soil pre-characterization program to evaluate and recommend off-site soil disposal options for soils to be managed during the new building construction phase. We have assumed that Consigli will provide an excavator to perform test pits at the school property. A GEI engineer or geologist will be on site full-time to coordinate and document the test pits and to collect soil samples. We have budgeted three (3) days to observe the test pits.

Environmental Laboratory Testing: Twenty-four (24) soil samples will be collected and tested for the same parameters listed in Task 2.

Additional sampling and testing may be necessary if the testing results indicate that a higher sampling frequency is necessary by the specific soil receiving facilities, or delineation sampling is required by the soil receiving facilities. The specific nature and extent of additional sampling is unknown at this time.

Soil Characterization Report: Prepare a soil characterization report that presents the results of our subsurface explorations and laboratory testing and recommends soil management options to support the soil excavation for building construction activities.

4. Soil Pre-Characterization – Geothermal Wellfield Installation

Subsurface Explorations: Perform a soil pre-characterization program to evaluate and recommend off-site soil disposal options for loam to be managed during the new geothermal wellfield installation phase.

- Prior to wellfield installation, GEI will collect two (2) soil samples from loam using a hand auger or shovel to depths up to two feet. We have budgeted one (1) day to collect these soil samples.
- At the startup of wellfield installation activities, GEI will collect four (4) soil samples from the drilling spoils. We have budgeted one (1) day to collect these soil stockpile samples.

Environmental Laboratory Testing: Six (6) soil samples will be collected and tested for the same parameters listed in Task 2.

Additional sampling and testing may be necessary if the testing results indicate that a higher sampling frequency is necessary by the specific soil receiving facilities, or delineation sampling is required by the soil receiving facilities. The specific nature and extent of additional sampling is unknown at this time.

Soil Characterization Report: Prepare a soil characterization report that presents the results of our subsurface explorations and laboratory testing and recommends soil management options to support the soil excavation for geothermal wellfield installation activities.

5. Specifications: Prepare the following specifications:

- Groundwater Treatment and Discharge
- Excavated Materials Management

6. Team Meetings and Consultation: Provide up to 32 hours for consultation and participation in meetings to discuss the environmental aspects of the project.
7. Community Meetings: Attend up to three (3) community meetings to discuss the environmental aspects of the project. We have assumed the LSP and environmental project manager will both attend the meetings, which we assumed to be 2 hours per meeting and 4 hours per meeting preparation.
8. NPDES DRGP Notice of Intent: Prepare a single Notice of Intent (NOI) to obtain authorization to discharge under the NPDES Dewatering and Remediation General Permit (DRGP) for dewatering effluent to the storm drain system of pumped groundwater from bulk excavation and pumped fluids from geothermal wellfield installation. We will collect and test groundwater samples from two existing wells (B-16-OW and B-106-OW) and one surface water sample at the outfall of the City storm drain system to the receiving water body. We will prepare and submit the NOI to the EPA for approval. For the DRGP NOI applications, we have assumed that a representative from the Town of Brookline sign as the owner.

Bidding Phase

9. Team Meetings and Consultation: Provide up to eight (8) hours for consultation and participation in meetings to respond to bidder questions or clarifications and to discuss the environmental aspects of the project.

Construction Administration Phase

10. Submittal Reviews and RFIs: Review contractor submittals, respond to RFIs, and review contractor requisitions and potential change orders related to the environmental aspects of construction, including groundwater treatment and discharge, excavated materials management, and UST removal (based on specification prepared by PEER Consultants). We have budgeted 50 hours for this task.
11. Soil Disposal Coordination: Prepare Licensed Site Professional (LSP) Opinion Letters, including either a Material Shipping Record (MSR) or Bill of Lading (BOL), based on soil receiving facility information provided by the contractor. We have budgeted to prepare six (6) LSP Opinion Letters. Our scope also includes closing out the MSRs and BOLs at the end of the project.
12. Team Meetings and Consultation: Participate in meetings and/or provide consultation to the development team, the architect, other engineers and consultants, the construction manager, and general contractor on an as-requested basis. We have budgeted 40 hours for this task.
13. Construction Observation: Provide a GEI engineer or geologist to observe activities related to the environmental aspects of construction. Our construction observation activities will include periodic site visits for soil excavation, handling, screening, and removal associated with excavation for the new building, building addition, and utilities.

In total, we have budgeted for the following construction observation days:

- 10 days full-time for one engineer/geologist to observe activities.
- 30 days half-time for one engineer/geologist to observe activities.
- 40 days of photoionization detector (PID) rental at \$75/day for soil field screening.

Full days include up to 8-hours onsite and half days include up to 4-hours onsite.

14. Automated Dust Monitoring: Mobilize and operate four fixed location perimeter air monitoring stations to monitor particulates (dust) and one meteorological tower, all running on solar and battery power.

The dust stations will automatically upload the data to our password-protected project instrumentation website. We will provide access to our project website to view the dust data. Alarm notifications will be sent automatically via email if readings exceed specified limits.

We have provided a lump sum cost for mobilization and demobilization of the air monitoring stations. We have assumed we can complete the mobilization and demobilization each in a single visit.

We have provided a monthly cost for continuous perimeter air monitoring via cellular modem, for an estimated period of 4 months (16 weeks) from the approximate start of bulk excavation to finishing bulk excavation. We have assumed perimeter air monitoring will not be necessary during targeted site work for utilities or other small structures. Our monitoring includes collection of baseline readings for one week before the start of the monitoring period. The cost includes the equipment rental, modem usage, web hosting, and labor to review data and compile the weekly reports. The weekly reports will summarize the readings recorded for the previous week and indicate if any threshold or action limits have been exceeded.

15. UST Removal Observation: Provide a GEI engineer or geologist to observe to observe the contractor expose the existing UST, drain any remaining fluids into drums, clean the UST, and remove the UST and associated piping. We have assumed the UST will be removed in three (3) days. In accordance with applicable Massachusetts Department of Environmental Protection (MassDEP) regulations, we will collect soil samples from the limits of the UST excavation and screen the soil samples in the field using a photoionization detector (PID). Pending receipt of the soil testing results (see below), the excavation should be lined with polyethylene sheeting and partially backfilled.

We will collect confirmatory soil samples from the UST excavation and submit them to ESS Laboratory of Cranston, Rhode Island for testing of extractable petroleum hydrocarbon (EPH) and volatile petroleum hydrocarbon (VPH). The samples submitted for testing will be selected based on location, indication of impact, and PID screening results. Soil samples for EPH testing may be composited. We have assumed that 5 soil samples (one from the bottom of the excavation, and one from each sidewall of the excavation) will be tested.

We will prepare a UST closure report to summarize the UST removal activities. The report will describe UST cleaning and removal operations and will include copies of the UST removal permit, waste manifests for transportation and disposal of UST contents, and UST tank yard receipt. The report will also include the results of the confirmatory soil sampling.

Cost

Our proposed fee for the above scope of work is summarized in the table below.

Task	Unit	Unit Price	Quantity	Cost
Construction Documents				
1. Phase II ESA	Lump Sum	\$19,000	1	\$19,000
2. Soil Pre-Characterization – Existing Building Demolition	Lump Sum	\$21,500	1	\$21,500
3. Soil Pre-Characterization – New Building Construction	Lump Sum	\$42,000	1	\$42,000
4. Soil Pre-Characterization – Geothermal Well Installation	Lump Sum	\$16,000	1	\$16,000
5. Specifications	Lump Sum	\$8,000	1	\$8,000
6. Team Meetings and Consultation	Lump Sum	\$11,000	1	\$11,000
7. Community Meetings	Meeting	\$3,250	3	\$9,750
8. NPDES DRGP NOI	Lump Sum	\$12,000	1	\$12,000
Bidding				
9. Team Meetings and Consultation	Lump Sum	\$2,000	1	\$2,000
Construction Administration				
10. Submittal Reviews and RFIs	Lump Sum	\$10,000	1	\$10,000
11. Soil Disposal Coordination	Lump Sum	\$3,000	6	\$18,000
12. Construction Meetings and Consultation	Lump Sum	\$10,000	1	\$10,000
13. Construction Observation				
Full Days	Full Day	\$1,275	10	\$12,750
Half Days	Half Day	\$850	30	\$25,500
PID Rental	Day	\$75	40	\$3,000
14. Automated Dust Monitoring				
Mobilization/Demobilization	Lump Sum	\$6,500	1	\$6,500
Monitoring and Reporting	Month	\$8,200	4	\$32,800
15. UST Removal Observation				
Full Days	Full Day	\$1,275	3	\$3,825
PID Rental	Day	\$75	3	\$225
Confirmatory Soil Sampling	Lump Sum	\$3,500	1	\$3,500
UST Closure Report	Lump Sum	\$4,500	1	\$4,500
Total:				\$270,350

Reimbursable expenses such as environmental laboratory testing, field equipment, dust monitoring equipment, and other incidentals (all included in the costs above) are \$85,000.

Additional services will be performed on a negotiated lump sum or unit cost basis. Invoices will be submitted monthly based on the work performed for each lump sum task and the actual units completed for the other tasks at the end of the billing period.

We will notify you before we reach the budgeted cost for any task before completing the planned scope if unanticipated conditions arise or if we need to spend more days observing construction than planned.

Assumptions

Construction Documents Phase

- Site access for a drill rig will be provided by the Owner. We understand that removal of fencing, curbs, tree, or other hardscapes will be conducted by the Owner if required.
- Our drilling subcontractor will notify Dig Safe at least 72 hours before performing the work. We have not included costs for a utility locating company but could engage these services for an additional fee if needed.
- Disturbed areas will be backfilled with excavated materials. Re-seeding, sodding, or other surface restoration are not included.
- Borings will generate minimal spoils. We have assumed that spoils will be left at the site and spread in an area designated by the Owner or OPM.
- Management of contaminated soil/groundwater or decontamination of drilling equipment is not required.
- Prevailing wages do not apply to this project.
- Soil characterization and Phase II ESA will not identify reportable conditions in soil warranting notification to MassDEP or compliance with the Massachusetts Contingency Plan (MCP; 310 CMR 40.0000).
- Phase II ESA will not identify PCBs in soil warranting notification to MassDEP or U.S. Environmental Protection Agency (EPA) or compliance with the MCP and the Toxic Substances Control Act (TSCA).
- Phase II ESA will confirm that vapor intrusion is not a concern and that mitigation is not warranted.

Construction Administration Phase

- Client or construction manager will arrange access to locations required for installation, maintenance, and removal of instrumentation (air monitoring stations, meteorological station).
- All monitoring equipment, including the air monitoring stations and meteorological tower, will remain the property of GEI.
- The installation locations for the monitoring equipment will be secure. GEI is not responsible for theft or damage of the monitoring equipment. Costs for repair or replacement of stolen or damaged equipment will be invoiced to the project.
- Monthly monitoring fees apply after mobilization is complete and the equipment is operational until demobilization begins. We will demobilize within one week after we receive notice that the equipment can be demobilized.
- Monitoring data will be available for viewing on our project website during the monitoring period. Weekly data reports will also be provided during the monitoring period.

- Certain conditions observed in the field as part of a UST removal require notification to MassDEP. We will notify you if we identify a reportable condition requiring a 72-hour notification, such as the presence of non-aqueous phase liquid (NAPL) greater than ½-inch in the excavation, or PID readings over 100 parts per million (ppm) in the sidewall or bottom soil samples. We will also notify you if the results of the confirmatory soil sampling indicate concentrations of EPH or VPH greater than the applicable MassDEP reportable concentration (the RCS-1 standard), which would constitute a 120-day reporting condition. Although we will verbally notify you of these conditions, we have not included scope or costs for subsequently notifying MassDEP of a reportable condition or concentration per the Massachusetts Contingency Plan (MCP: 310 CMR 40.0000); or providing Licensed Site Professional (LSP) services associated with MCP compliance.

Terms and Conditions

Our services will be provided in accordance with the existing contract between GEI and Miller Dyer Spears, Inc. dated May 30, 2023. If this proposal is acceptable, please return a signed copy, which will serve as our contract and notice-to-proceed.

We appreciate the opportunity to submit this proposal. Please call Ileen Gladstone at 781-424-9924 or Ryan Hoffman at 781-424-9920 if you have any questions.

Sincerely,

GEI CONSULTANTS, INC.

Ryan S. Hoffman, P.G., LSP
Vice President

Ileen S. Gladstone, P.E., LSP, LEED AP
Senior Vice President

RSH/ISG:

c. Adam Keane, LeftField Project Management

B:\Working\MDS ARCHITECTS\2302441 Pierce School Geothermal\02_PM\Additional Services#\02 Environmental Pre-Char, Design, & CA\GEI Proposal_Pierce School Enviro_2024-05-02_rev2.docx

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Accepted by:

MILLER DYER SPEARS, INC.

(Signature)

(Title)

(Typed/Printed Name)

(Date)



May 3, 2024

Ms. Lynn Stapleton
101 Federal Street,
Boston, MA 02110

Re: Pierce School - Additional Service Request #10 - Transportation Board Requests

Dear Lynn,

As discussed with Adam Keane, MDS is submitting this proposal for additional services for Additional Traffic Consultant and MDS/Sasaki services relative to the Transportation Board Requests as follows:

- Study of Elimination of Left Turn Lane on Harvard Street to School Street
- Modification of the MBTA Bus Stop
- Design of expanded Harvard Street sidewalk and entry area.
- Installation of RRFBs
- Signage for Speed Safety Zones
- Sasaki and MDS attendance at additional MBTA, Transportation Board and preparation meetings and related graphics.

See attached proposal from Vanasse & Associates, Inc. It is our understanding that this is a typical reimbursable expense under the standard MSBA contract.

For this additional scope, MDS proposes the fees below:

Fee Proposal:	
Vanasse & Associates, Inc.	\$14,000
MDS markup x 1.1	\$1,400
<u>MDS/Sasaki Meetings, Design, and Presentations</u>	<u>\$14,000</u>
Total	\$29,400

Please do not hesitate to contact me if you have any questions.

Sincerely,

MILLER DYER SPEARS INC.
Margaret O. Clark, RA, LEED AP BD+C
Senior Associate

Cc: W. Spears

CONTRACT AMENDMENT

Project: School Street Pedestrian Improvements
John R. Pierce School
Brookline, Massachusetts

Amendment No.: 2
 Date: March 20, 2024
 Project No.: 9642
 Page: 1 of 3

To: Mr. William C. Spears
Miller Dyer Spears, Inc.
40 Broad Street, Suite 103
Boston, MA 02109

AMENDMENT FEE ESTIMATE	<input checked="" type="checkbox"/>	Lump Sum
Fee	<u>\$14,000</u>	<input checked="" type="checkbox"/> T&E
Expenses	<u>--</u>	<input type="checkbox"/> Fixed Fee
Total	<u>\$14,000</u>	<input type="checkbox"/> Other

REVISED CONTRACT FEE ESTIMATE		
Fee	<u>\$190,000</u>	Estimated Date
Expenses	<u>\$9,400</u>	of Completion:
Total	<u>\$199,400</u>	

Requested By: _____

The Scope of Services of this Contract Amendment consists of the following tasks, which includes items beyond the scope of our original contract dated May 29, 2023.

Pursuant to the Town’s review comments on the 25% Design Submission, the CONSULTANT shall evaluate the installation of Rectangular Rapid Flashing Beacons (RRFB) as well as evaluate Speed Safety zones for Harvard Street and Washington Street. The consultant shall also coordinate with the MBTA for the proposed modification of the existing MBTA bus stop #1311 on Harvard Street. The specific scope is as follows:

Task 5 Final Engineering **\$5,000**

The CONSULTANT shall perform the following engineering services and incorporate the associated revisions into the Final Design documents.

The CONSULATANT shall prepare plans for the proposed installation of RRFBs at the following four locations:

- St. Mary’s at Harvard Street
- Linden Street at Harvard Street (2 Locations), and
- Pierce Street at Harvard Street

The CONSULTANT shall present the proposed RRFB locations to the Transportation Board for approval. The St. Mary’s at Harvard Street location shall be included in the final construction documents. The other three locations shall be included in the final construction documents as add-alternates. This scope does not include the reconstruction of pedestrian curb ramps or modifications to pavement markings.

The CONSULTANT shall evaluate and prepare conceptual and final signing plans for the implementation of Speed Safety Zones on Harvard Street from Harvard Avenue to Kent Street and on Washington Street from Harvard Street to School Street. The CONSULTANT shall present the plans to the Transportation Board for approval.

CONTRACT AMENDMENT

Project: School Street Pedestrian Improvements
John R. Pierce School
Brookline, Massachusetts

Amendment No.: 2
Date: March 20, 2024
Project No.: 9642
Page: 2 of 3

The CONSULTANT shall prepare final design plans for the proposed modification of the existing MBTA bus stop #1311, including pertinent roadway and sidewalk infrastructure, located at the southeast corner of the School Street at Harvard Street intersection. *The scope of services does not include the evaluation or design of a floating bus stop or bus stop island.*

Task 7 Project Meetings/Coordination

\$5,000

The CONSULTANT shall continue to attend project meetings and public hearings with the CLIENT including presentation to the Transportation Board for additional mitigation items requested by the Town. Services include coordination, written correspondence, meeting preparation and attendance, supporting graphics (when required), travel, and documentation in the form of meeting notes. Project meetings and coordination will be invoiced on a time-and-expense basis of payment.

Task 13 MBTA Coordination

\$4,000

The CONSULTANT shall facilitate meetings between the project team and the MBTA to coordinate the proposed modification of and temporary relocation of the existing MBTA bus stop #1311 located at the southeast corner of the School Street at Harvard Street intersection. Services include coordination, written correspondence, meeting preparation and attendance, supporting graphics (when required), travel, and documentation in the form of meeting notes. MBTA coordination will be invoiced on a time-and-expense basis of payment.

CONTRACT AMENDMENT

Project: School Street Pedestrian Improvements
John R. Pierce School
Brookline, Massachusetts

Amendment No.: 2
 Date: March 20, 2024
 Project No.: 9642
 Page: 3 of 3

COMPENSATION

The total compensation for performing the Scope of Services is estimated below:

Tasks	Original Contract	Contract Amendment No. 1	Contract Amendment No. 2	Total
1. Data Collection and Base Plans	\$2,500	--	--	\$2,500
2. Traffic Analysis & Sight Distance Evaluation	10,000	--	--	10,000
3. Preliminary Engineering	35,000	\$2,000	--	37,000
4. Environmental Permit Documents	--	--	--	--
5. Final Engineering	41,000	2,000	\$5,000	48,000
6. Right-of-Way and Layout	--	--	--	--
7. Project Meetings/Coordination	4,000	2,500	5,000	11,500
8. Abutter Coordination	--	--	--	--
9. Bidding and Negotiating	2,000	--	--	2,000
10. Final Traffic Signal Layout Plans	--	--	--	--
11. Construction Services	75,000	--	--	75,000
12. Utility Coordination	--	--	--	4,000
13. MBTA Coordination	--	--	4,000	--
Labor Fee	\$169,500	\$6,500	\$14,000	\$190,000
Traffic Signal (subconsultant)	\$8,000	--	--	\$8,000
Traffic Counts (subconsultant)	\$1,400	--	--	\$1,400
TOTAL ESTIMATED FEE	\$178,900	\$6,500	\$14,000	\$199,400

Prepared By: Stephen M. Boudreau, P.E.

Please execute this Amendment to our existing Contract Agreement authorizing us to proceed with the above scope of services at the stated estimated cost. No work will be performed under this Amendment until it is signed and returned to VAI. Upon execution by both parties, this Amendment becomes part of our original Contract Agreement dated May 29, 2023 and is subject to all terms and conditions and provisions therein.

VAI Authorization

Client Authorization *(Please sign and return)*

By: Stephen Boudreau
 Title: Partner
 Date: March 20, 2024

By: _____
 Title: _____
 Date: _____

CONTRACT AMENDMENT

Project: School Street Pedestrian Improvements
John R. Pierce School
Brookline, Massachusetts

Amendment No.: 2
 Date: March 20, 2024
 Project No.: 9642
 Page: 1 of 3

To: Mr. William C. Spears
Miller Dyer Spears, Inc.
40 Broad Street, Suite 103
Boston, MA 02109

AMENDMENT FEE ESTIMATE	<input checked="" type="checkbox"/>	Lump Sum
Fee	<u>\$14,000</u>	<input checked="" type="checkbox"/> T&E
Expenses	<u>--</u>	<input type="checkbox"/> Fixed Fee
Total	<u>\$14,000</u>	<input type="checkbox"/> Other

REVISED CONTRACT FEE ESTIMATE

Fee	<u>\$190,000</u>	Estimated Date
Expenses	<u>\$9,400</u>	of Completion:
Total	<u>\$199,400</u>	

Requested By: _____

The Scope of Services of this Contract Amendment consists of the following tasks, which includes items beyond the scope of our original contract dated May 29, 2023.

Pursuant to the Town’s review comments on the 25% Design Submission, the CONSULTANT shall evaluate the installation of Rectangular Rapid Flashing Beacons (RRFB) as well as evaluate Speed Safety zones for Harvard Street and Washington Street. The consultant shall also coordinate with the MBTA for the proposed modification of the existing MBTA bus stop #1311 on Harvard Street. The specific scope is as follows:

Task 5 Final Engineering **\$5,000**

The CONSULTANT shall perform the following engineering services and incorporate the associated revisions into the Final Design documents.

The CONSULATANT shall prepare plans for the proposed installation of RRFBs at the following four locations:

- St. Mary’s at Harvard Street
- Linden Street at Harvard Street (2 Locations), and
- Pierce Street at Harvard Street

The CONSULTANT shall present the proposed RRFB locations to the Transportation Board for approval. The St. Mary’s at Harvard Street location shall be included in the final construction documents. The other three locations shall be included in the final construction documents as add-alternates. This scope does not include the reconstruction of pedestrian curb ramps or modifications to pavement markings.

The CONSULTANT shall evaluate and prepare conceptual and final signing plans for the implementation of Speed Safety Zones on Harvard Street from Harvard Avenue to Kent Street and on Washington Street from Harvard Street to School Street. The CONSULTANT shall present the plans to the Transportation Board for approval.

CONTRACT AMENDMENT

Project: School Street Pedestrian Improvements
John R. Pierce School
Brookline, Massachusetts

Amendment No.: 2
Date: March 20, 2024
Project No.: 9642
Page: 2 of 3

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Task 7 Project Meetings/Coordination

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Task 13 MBTA Coordination

\$4,000

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CONTRACT AMENDMENT

Project: School Street Pedestrian Improvements
John R. Pierce School
Brookline, Massachusetts

Amendment No.: 2
 Date: March 20, 2024
 Project No.: 9642
 Page: 3 of 3

COMPENSATION

The total compensation for performing the Scope of Services is estimated below:

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4. Environmental Permit Documents	--	--	--	--
5. Final Engineering	41,000	2,000	\$5,000	48,000
6. Right-of-Way and Layout	--	--	--	--
7. Project Meetings/Coordination	4,000	2,500	5,000	11,500
8. Abutter Coordination	--	--	--	--
9. Bidding and Negotiating	2,000	--	--	2,000
10. Final Traffic Signal Layout Plans	--	--	--	--
11. Construction Services	75,000	--	--	75,000
12. Utility Coordination	--	--	--	4,000
13. MBTA Coordination	--	--	4,000	--
Labor Fee	\$169,500	\$6,500	\$14,000	\$190,000
Traffic Signal (subconsultant)	\$8,000	--	--	\$8,000
Traffic Counts (subconsultant)	\$1,400	--	--	\$1,400
TOTAL ESTIMATED FEE	\$178,900	\$6,500	\$14,000	\$199,400

Prepared By: Stephen M. Boudreau, P.E.

Please execute this Amendment to our existing Contract Agreement authorizing us to proceed with the above scope of services at the stated estimated cost. No work will be performed under this Amendment until it is signed and returned to VAI. Upon execution by both parties, this Amendment becomes part of our original Contract Agreement dated May 29, 2023 and is subject to all terms and conditions and provisions therein.

VAI Authorization

Client Authorization *(Please sign and return)*

By: Stephen Boudreau
 Title: Partner
 Date: March 20, 2024

By: _____
 Title: _____
 Date: _____

June 11, 2024

Mr. Lap Yan
Project Manager
Building Department
333 Washington Street
Brookline, MA 02445

Re: John R. Pierce School Project
Designer Services Contract Amendment No. 8

Dear Mr. Yan,

LeftField has reviewed Designer Contract Amendment No. 8 presented by Miller Dyer Spears (MDS) for Additional Services for the Phase 2 Article 97 and MEPA process in the total amount of \$98,780.00. Of this total, \$63,690.00 which includes MDS' 10% administrative costs is for the Article 97 and MEPA work to be performed by MDS' consultant, BSC Group and \$35,090.00 is for the MDS/Sasaki related services. The Phase 1 costs for identifying the pathway for Article 97 and MEPA process were carried in MDS' Extended Basic Services Amendment No. 6. The costs presented in Amendment No. 8 are required to achieve Article 97 and MEPA approval.

The scope of services is required, and the costs are fair and reasonable. LeftField recommends that the Town of Brookline accept Designer Contract Amendment No. 8 in the amount of \$98,780.00.

Should you have any questions regarding this recommendation of approval, please contact me.

Sincerely,
LeftField Project Management



Lynn Stapleton, AIA, LEED AP B D + C

Attachment: MDS Designer Contract Amendment 8

Cc: Jim Rogers, LeftField, LLC
Jennifer Carlson, LeftField, LLC
Adam Keane, LeftField, LLC
Will Spears, Miller Dyer Spears, Inc.
Margret Clark, Miller Dyer Spears, Inc.

main: 617-737-6400 fax: 617-217-2001
101 federal street, suite 1900, boston, ma 02110

owner project manager
owner representative construction audits
cost forecasting **capital budgeting**

CONTRACT FOR DESIGNER SERVICES

AMENDMENT NO. 8

WHEREAS, the TOWN OF BROOKLINE (“Owner”) and MILLER DYER SPEARS, INC. (the “Designer”) (collectively, the “Parties”) entered into a Contract for Designer Services for the Feasibility Study and Schematic Design Phases for the John R. Pierce Elementary School Project (Project Number 201800460040) on January 26, 2021, (“Contract”). The John R. Pierce Elementary School is located at 50 School Street, Brookline, MA 02445; and

WHEREAS, the scope of this work is summarized in the attached Miller Dyer Spears (MDS) Additional Service Request #12, dated June 4, 2024, for Additional Services for Phase 2 of the Article 97/MEPA process.

WHEREAS, Contract Amendment No. 1 was approved by the Town of Brookline on August 10, 2021; and

WHEREAS, Contract Amendment No. 2 was approved by the Town of Brookline on September 14, 2021; and

WHEREAS, Contract Amendment No. 3 was approved by the Town of Brookline on January 11, 2022; and

WHEREAS, Contract Amendment No. 4 was approved by the Town of Brookline on June 29, 2022; and

WHEREAS, Contract Amendment No. 5 was approved for approval by the Town of Brookline on July 11, 2023; and

WHEREAS, Contract Amendment No. 6 was approved for approval by the Town of Brookline on July 11, 2023; and

WHEREAS, Contract Amendment No. 7 was partially approved for approval by the Town of Brookline on May 14, 2024 with the remainder to be presented for approval on June 11, 2024; and

WHEREAS, effective as of June 11, 2024, the parties wish to amend the contract, as amended:

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:

1. The Owner hereby authorizes this Contract Amendment No. 8 for the total value of **\$98,780.00**. The Miller Dyer Spears’ (MDS) Amendment is for the attached Additional Service Request #12, dated June 4, 2024, for Additional Services for Phase 2 of the Article 97/MEPA process which is based on BSC Group’s Proposal for \$63,690.00 and MDS/Sasaki fee for \$35,090 both of which includes MDS’ 10% Administrative costs. The Designer is herein authorized to commence the services outlined in this Amendment, pursuant to the terms and conditions set forth in the Contract, as amended.
2. For the performance of services required under the Contract, as amended, the Designer shall be compensated by the Owner in accordance with the following Fee for Basic Services:

Fee for Basic Services	Original Contract	Previous Amendments	Amount of This Amendment	Total of All Amendments
Feasibility Study/Schematic Design Phase	\$1,294,466	\$ 170,652.11	\$ 0	\$ 1,465,118.11

IN WITNESS WHEREOF, the Owner, with the prior approval of the Authority, and the Designer have caused this Amendment to be executed by their respective authorized officers.

OWNER:
TOWN OF BROOKLINE

(print name)

(print title)

By: _____
(signature)

Date: _____

DESIGNER:
MILLER DYER SPEARS, INC.

(print name)

(print title)

By: _____
(signature)

Date: June 11, 2024



June 4, 2024

Ms. Lynn Stapleton
101 Federal Street,
Boston, MA 02110

Re: Pierce School – Additional Service Request #12 – Article 97/MEPA Phase 2

Dear Lynn,

As discussed with Adam Keane, MDS is submitting this proposal for additional services for Phase 2 of the Article 97/MEPA process.

Lump sum services included relative to Article 97/MEPA process are as follows:

- Meetings with Town committees and staff
- Related memos and responses to questions
- Article 97 Disposition Consultation
- Massachusetts Environmental Policy Act Office (MEPA) Pre-Filing Meeting and Coordination
- Early MEPA tasks: RFI and Lit Review
- Community Meetings/ Environmental Justice (EJ) Coordination
- Expanded Environmental Notification Form (EENF) and Environmental Impact Report (EIR) Preparation
- MEPA Public Meeting & Site Visit
- Responses to Comments, Recording, Administration

Assumptions:

- See detailed general information and assumptions within the BSC Group proposal attached.
- BSC Group will not prepare subdivision plans, plans of record, or other Deed and Title documents. We assume Town personnel will lead these efforts.

Exclusions:

- Any appeals process is excluded.

If required, any additional services beyond the scope attached will be performed for an additional fee to be paid on an hourly basis in accordance with the attached BSC Fee Schedule. These services may include:

- Preparation of additional material not listed above or attached.
- Additional public meetings that may be required for the Project.
- Any services not specifically identified in the Scope of Work attached.

See attached proposal from BSC Group. It is our understanding that their portion is a typical reimbursable expense under the standard MSBA contract.

For this additional scope, MDS proposes the fees below:

Lump Sum Fee Proposal:	
BSC Group (incl. MDS markup x 1.1)	\$63,690
MDS/Sasaki	\$35,090
Total Additional Service	\$98,780

Please do not hesitate to contact me if you have any questions.

Sincerely,



MILLER DYER SPEARS INC.
Margaret O. Clark, RA, LEED AP BD+C
Senior Associate

Cc: W. Spears

Reimbursable
 Fee Markup Subtotal
 \$57,900 1.1 **\$63,690**

BSC Group

							Base Additional Service
MDS							
	Meetings	Meeting	Attendees	Mtg. Prep	Pres. Prep	Hours	
		Hours		Hours	Hours		
	1 AC land use subcommittee	2.25	1	1	0	3.25	
	1 Select Board/Park & Rec/Concom	3	1	1	0	4	
	1 Extra Building Commission Meeting	0.75	1	1	0	1.75	
	1 Community Forum 1	1.5	1	4	4	9.5	
	1 Community Forum 2	1.5	1	1	1	3.5	
	1 TM Pre-meeting	1	1	0	0	1	
	1 Town Meeting	2	1	1	0	3	
	incl. GGD x2	2	2	0	0	4	
	7					30	\$5,850
		Subtotal	14	9	5		
	Memos					Hours	
	1 2024-03-18 Park and Recreation Questions and Responses					16	
	1 2024-03-26 AC Land Use Subcommittee Questions and Responses r2					16	
	1 2024-03-26 Pierce Previous Options Evaluation and backup documentation					24	
	1 email Joslin Questions and Responses					2	
	emails LCCA rework					2	
	3					60	\$11,700
		Subtotal					
	Questions and Responses to date					Hours	
	GEI					4	
	GGD					8	
						12	\$2,340
	Coordination of onging MEPA filing					Hours	
	Documentation assembly					20	
	Presentation Documents					20	
	Coordination/Responses to questions/comments					20	
		Subtotal				60	\$11,700
							Subtotal MDS \$31,590

					Base Additional Service
Sasaki		Arch	LA	Civil	
	Article 97 research and presentations		\$1,100	\$2,400	\$3,500
					Subtotal Sasaki \$3,500

Subtotal MDS/Sasaki \$35,090

Total \$98,780

June 11, 2024

Mr. Lap Yan
Project Manager
Building Department
333 Washington Street
Brookline, MA 02445

Re: John R. Pierce School Project
Designer Services Contract Amendment No. 9

Dear Mr. Yan,

LeftField has reviewed Designer Contract Amendment No. 9 presented by Miller Dyer Spears (MDS) for Additional Services for the study of the reversal of the elimination of the left turn lane and deletion of the curb cut on Havard Street including the requested option for an Impact Study on the next northerly intersection in the total amount of \$71,873.00. Of this total, \$21,400.00 which includes MDS' 10% administrative costs is for the work to be performed by MDS' consultant, Vanasse & Associates and \$50,203.00 is for the MDS/Sasaki related services. The costs presented in Amendment No. 8 is for work requested by the Brookline Transportation Board.

The scope of services is required, and the costs are fair and reasonable. LeftField recommends that the Town of Brookline accept Designer Contract Amendment No. 9 in the amount of \$71,873.00.

Should you have any questions regarding this recommendation of approval, please contact me.

Sincerely,
LeftField Project Management



Lynn Stapleton, AIA, LEED AP B D + C

Attachment: MDS Designer Contract Amendment 9

Cc: Jim Rogers, LeftField, LLC
Jennifer Carlson, LeftField, LLC
Adam Keane, LeftField, LLC
Will Spears, Miller Dyer Spears, Inc.
Margret Clark, Miller Dyer Spears, Inc.

CONTRACT FOR DESIGNER SERVICES

AMENDMENT NO. 9

WHEREAS, the TOWN OF BROOKLINE (“Owner”) and MILLER DYER SPEARS, INC. (the “Designer”) (collectively, the “Parties”) entered into a Contract for Designer Services for the Feasibility Study and Schematic Design Phases for the John R. Pierce Elementary School Project (Project Number 201800460040) on January 26, 2021, (“Contract”). The John R. Pierce Elementary School is located at 50 School Street, Brookline, MA 02445; and

WHEREAS, the scope of this work is summarized in the attached Miller Dyer Spears (MDS) Additional Service Request #11, dated June 4, 2024, for Additional Services for MDS’ Consultant Vanasse & Associates and MDS/Sasaki Services for the reversal of the elimination of the left turn lane and deletion of the curb cut on Havard Street including the requested option for an Impact Study on the next northerly intersection.

WHEREAS, Contract Amendment No. 1 was approved by the Town of Brookline on August 10, 2021; and

WHEREAS, Contract Amendment No. 2 was approved by the Town of Brookline on September 14, 2021; and

WHEREAS, Contract Amendment No. 3 was approved by the Town of Brookline on January 11, 2022; and

WHEREAS, Contract Amendment No. 4 was approved by the Town of Brookline on June 29, 2022; and

WHEREAS, Contract Amendment No. 5 was approved for approval by the Town of Brookline on July 11, 2023; and

WHEREAS, Contract Amendment No. 6 was approved for approval by the Town of Brookline on July 11, 2023; and

WHEREAS, Contract Amendment No. 7 was partially approved by the Town of Brookline on May 14, 2024 with the remainder to be presented for approval on June 11, 2024; and

WHEREAS, Contract Amendment No. 8 will be presented for approval by the Town of Brookline on June 11, 2024; and

WHEREAS, effective as of June 11, 2024, the parties wish to amend the contract, as amended:

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:

1. The Owner hereby authorizes this Contract Amendment No. 9 for the total value of **\$71,873.00**. The Miller Dyer Spears’ (MDS) Amendment is for the attached Additional Service Request #11, dated June 4, 2024, for Additional Services for Vanasse & Associates to study the reversal of the elimination of the left turn lane and deletion of the curb cut on Havard Street and the requested option for an Impact Study on the next northerly intersection for \$21,400.00, which includes MDS’ 10% Administrative costs and for MDS/Sasaki’s related services for \$50,203.00. The Designer is herein authorized to commence the services outlined in this Amendment, pursuant to the terms and conditions set forth in the Contract, as amended.
2. For the performance of services required under the Contract, as amended, the Designer shall be compensated by the Owner in accordance with the following Fee for Basic Services:

Fee for Basic Services	Original Contract	Previous Amendments	Amount of This Amendment	Total of All Amendments
Feasibility Study/Schematic Design Phase	\$1,294,466	\$ 170,652.11	\$ 0	\$ 1,465,118.11
Design Development Phase	\$ 0	\$ 3,705,919	\$ 0	\$ 3,705,919
Construction Documents Phase	\$ 0	\$ 6,229,098	\$ 0	\$ 6,229,098
Bidding Phase	\$ 0	\$ 394,247	\$ 0	\$ 394,247
Construction Phase	\$ 0	\$ 5,046,358	\$ 0	\$ 5,046,358
Completion Phase	\$ 0	\$ 394,247	\$ 0	\$ 394,247
Printing (Over Min.)	\$ 0	\$ 0	\$ 0	\$ 0
A/E Reimbursable Services	\$ 0	\$ 1,171,565	\$ 0	\$ 1,171,565
HAZMAT Services	\$ 0	\$ 173,157	\$ 0	\$ 173,157
Geotechnical/Geo-Environmental	\$ 0	\$ 173,157	\$ 0	\$ 509,883
Site Survey	\$ 0	\$ 54,780	\$ 0	\$ 54,780
Traffic Studies	\$ 0	\$ 13,750	\$ 71,873	\$ 85,623
Total Fee	\$1,294,466	\$17,863,656.11	\$ 71,873	\$19,229,995.11

This Amendment is for Additional Services to study the reversal of the elimination of the left turn lane and deletion of the curb cut on Havard Street and the requested option for an Impact Study on the next northerly intersection for the Pierce School.

3. The Construction Budget shall be as follows:

Original Budget: \$168,022,660
 Amended Budget: _____

4. The Project Schedule shall be as follows:

Original Schedule: (based on 6/1/23 DD start) Substantial Completion – 7/21/27
 Amended Schedule: _____

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

IN WITNESS WHEREOF, the Owner, with the prior approval of the Authority, and the Designer have caused this Amendment to be executed by their respective authorized officers.

OWNER:
TOWN OF BROOKLINE

(print name)

(print title)

By: _____
(signature)

Date: _____

DESIGNER:
MILLER DYER SPEARS, INC.

(print name)

(print title)

By: _____
(signature)

Date: June 11, 2024



June 4, 2024

Ms. Lynn Stapleton
101 Federal Street,
Boston, MA 02110

Re: Pierce School – Additional Service Request #11 – Transportation Board Reversal Redesign/Revisions

Dear Lynn,

As discussed with Adam Keane, MDS is submitting this proposal for additional services for Additional Consultant and MDS/Sasaki services relative to the reversal of the elimination of the left turn lane and deletion of the curb cut on Harvard Street.

Transportation Board Reversal Revisions Additional Services **\$64,723**

- Redesign of landscape, future curb cut, planters, and sidewalk and related drawing revisions for Landscape, Civil, and Traffic consultants.
- Redesign of part of Harvard Street façade to allow future garage access only and related drawing elevation and detail revisions.
- Updated 2D and 3D renderings for Planning/ Zoning submission.
- Re-submission to Planning/ Zoning with memo explaining revisions.
- Washington Street entry reconfiguration within garage.
- Traffic study of revised Washington Street entry and vehicle turning.
- Narrative for Consigli, so that Consigli can provide rough pricing of structural widening of Washington Street access driveway down to lower garage. Consigli’s approximate costs are required for the zoning process.
- Code and zoning impact reviews.
- Revised layout of overall garage and revised floor elevations, due to sidewalk narrowing and future access requirement.
- Additional meetings with Planning/Zoning staff and/or DAT, , Transportation/DPW staff, Exterior Working Group, Transportation Board, Select Board, and School/Town Hall Staff.

Optional Additional Services **\$7,150**

The Town is considering the merits of studying the next northerly intersection potentially impacted by the Left Turn Lane Restriction, as well as considering taking the counts themselves. \$7,150 would have to be added to the fee above, if VAI were to provide these services.

- Analysis of impacts at Harvard St Northbound Left Turn Lane restrictions on the Harvard St/Auburn St intersection
- Data Collection
 - AM and PM counts of Harvard/Auburn Street intersection
 - AM and PM counts of School driveway/School Street intersection

Exclusions:

- Further meetings with the MBTA are excluded.
- All further appeals meetings are excluded.
- Cost estimates will be updated for this work as part of 90% CD estimate. No separate estimates of these revisions will be provided by the design team's estimator.

See attached proposal from Vanasse & Associates, Inc. It is our understanding that their portion is a typical reimbursable expense under the standard MSBA contract.

For this additional scope, MDS proposes the fees below:

Fee Proposal:

Vanasse & Associates, Inc. (incl. MDS markup x 1.1)	\$14,520
MDS/Sasaki	\$50,203
Total Additional Services	\$64,723
 Total Optional Additional Services	 \$7,150

Please do not hesitate to contact me if you have any questions.

Sincerely,



MILLER DYER SPEARS INC.
Margaret O. Clark, RA, LEED AP BD+C
Senior Associate

Cc: W. Spears

							Hours	Base Additional Service	
MDS									
Coordination									
Impacts/schedule of Harvard Street changes to date							2		
Coordination of revised site work with site consultants.							4		
Coordination of revised Harvard Street façade							3		
Coordination with planning and zoning staff							3		
							12	\$2,340	
				Meeting Hours/ meeting	Attendees	Mtg. Prep Hours	Presentation Prep Hours	Hours	
Meetings	# meetings								
	2	Pre-meetings		2	1	0	0	4	
	1	Building Commission added time		1	1	0.5	0.5	2	
	2	Transportation Board Meetings		1.5	1	1	2	6	
	2	Transportation/DPW Staff Meetings		1	1	0	0	2	
	1	Working Group Meeting (prep hours attributed to Harvard Street only)		2	1	1	2	5	
	2	Pre-Planning (or DAT) Meetings		1	1	1	2	5	
	2	Select Board (5/21/24 and 1 future)		1.5	1	1	2	6	
	2	School and Town Staff Meetings		1	1	0	0	2	
	1	Additional Zoning Meeting time (excluding any appeals)		1	1	1	1	3	
	0	MBTA meetings excluded		0	0	0	0	0	
Total	15							Subtotal	35
								\$6,825	
Redesign							Hours		
Building									
Investigation of Washington Street entry options and further existing conditions review							4		
Revise Garage layout							2		
If option for future connection is desired, but sidewalk is narrowed, garage floor surface elevations need to be revisited.							2		
Harvard Street closure of vehicular opening (so vehicles don't mistakenly exit here. (Bollards, fence, piers?))							4		
Harvard Street inclusion of pedestrian entrance									
After hours paid gate use and specifications							4		
							Subtotal	16	
								\$3,120	
Building Code and Zoning Review							Hours		
Drawings and code questions emails and responses for code implications of combining garages							4		
Dan Bennett Lap review and communications							3		
							Subtotal	7	
								\$1,365	
Memo							Hours		
Provide narrative for Consigli pricing of structural changes to Washington Street entry/exit. (incl. design investigations and fees?)							4		
								\$780	
Redraw									
Building									
Garage updates							4		
Coordination w/ Sasaki detailing							4		
							Subtotal	8	
								\$1,560	
Re-submissions							Hours		
Planning/Zoning Turn Down additional memo and supplemental drawings							8		
Narrative Writeup for MSBA Submission							4		
							Subtotal	12	
								\$2,340	
							Subtotal MDS	\$18,330	

Sasaki		Base Additional Service
Design and documentation Update (Architecture and Site)		\$20,773
Rendering Update (Architecture and Site)		
Review and comment on Washington Street Entry (Site)		
Meetings (MDS and Town)		\$11,100
	Subtotal Sasaki	\$31,873

Subtotal MDS/Sasaki \$50,203

VAI		Optional Additional Service	Base Additional Service
Final Design Scope –	Subtotal Design		\$3,000
Revise Drawings and Traffic signal layout and timing			
Data Collection			
AM and PM counts of Harvard/Auburn Street intersection		\$1,500	Possibly by Town
AM and PM counts of School driveway/School Street intersection			Possibly by Town
Site visit to confirm conditions.			\$500
The rest of the data needs can be filled in if we have access to the Town's Streetlight subscription, which we used in the previous traffic study.			
Analysis of Combined Garage Exiting Washington Street This analysis has been conducted.			
Evaluate signalizing Washington Street garage access	Subtotal		\$3,500
We propose to use data previously collected supplemented with Streetlight data to develop the 12 hours of counts needed to conduct the Traffic Signal Warrant Analysis (TSWA). We will review the 9 signal warrants under the MUTCD.			
Evaluate layout within Washington Street garage access (incl. vehicle turning)	Subtotal		\$1,200
Analysis of impacts at Harvard St NB LT restrictions on the Harvard St/Auburn St intersection -		\$5,000	Optional scope
We need to collect data at the Harvard/Auburn St intersection. However, the greater impacts of any traffic diverted to Auburn Street will be realized at the Auburn/Park St intersection, the Harvard Ave/Park St intersection, and the Washington/Park St intersection. We have previously collected d			
Meetings to present -			\$5,000
	Total VAI	\$6,500	\$13,200
	Markup 1.1	\$7,150	\$14,520
	Total	\$7,150	\$64,723

June 11, 2024

Mr. Lap Yan
Project Manager
Building Department
333 Washington Street
Brookline, MA 02445

Re: John R. Pierce School Project
Designer Services Contract Amendment No. 10

Dear Mr. Yan,

LeftField has reviewed Designer Contract Amendment No. 10 presented by Miller Dyer Spears (MDS) for Additional Services for phosphorus removal design and documentation for the total amount of \$19,060.00. The request was made by the Town of Brookline to have the Pierce School redevelopment project comply with the Brookline Stormwater Management Plan and Municipal Separate Storm and Sewer Systems Total Maximum Daily Load compliance requirements by exceeding the requirements of the Brookline Site Plan Review and Stormwater Bylaw 8.26. The costs presented in Amendment No. 10 is for work requested by the Brookline Department of Public Works.

The scope of services is a requirements of the Town, and the costs are fair and reasonable. LeftField recommends that the Town of Brookline accept Designer Contract Amendment No. 10 in the amount of \$19,060.00.

Should you have any questions regarding this recommendation of approval, please contact me.

Sincerely,
LeftField Project Management



Lynn Stapleton, AIA, LEED AP B D + C

Attachment: MDS Designer Contract Amendment 10

Cc: Jim Rogers, LeftField, LLC
Jennifer Carlson, LeftField, LLC
Adam Keane, LeftField, LLC
Will Spears, Miller Dyer Spears, Inc.
Margret Clark, Miller Dyer Spears, Inc.

main: 617-737-6400 fax: 617-217-2001
101 federal street, suite 1900, boston, ma 02110

owner project manager
owner representative construction audits
cost forecasting **capital budgeting**

CONTRACT FOR DESIGNER SERVICES

AMENDMENT NO. 10

WHEREAS, the TOWN OF BROOKLINE (“Owner”) and MILLER DYER SPEARS, INC. (the “Designer”) (collectively, the “Parties”) entered into a Contract for Designer Services for the Feasibility Study and Schematic Design Phases for the John R. Pierce Elementary School Project (Project Number 201800460040) on January 26, 2021, (“Contract”). The John R. Pierce Elementary School is located at 50 School Street, Brookline, MA 02445; and

WHEREAS, the scope of this work is summarized in the attached Miller Dyer Spears (MDS) Additional Service Request #13, dated June 4, 2024, for Additional Services Phosphorus Removal.

WHEREAS, Contract Amendment No. 1 was approved by the Town of Brookline on August 10, 2021; and

WHEREAS, Contract Amendment No. 2 was approved by the Town of Brookline on September 14, 2021; and

WHEREAS, Contract Amendment No. 3 was approved by the Town of Brookline on January 11, 2022; and

WHEREAS, Contract Amendment No. 4 was approved by the Town of Brookline on June 29, 2022; and

WHEREAS, Contract Amendment No. 5 was approved for approval by the Town of Brookline on July 11, 2023; and

WHEREAS, Contract Amendment No. 6 was approved for approval by the Town of Brookline on July 11, 2023; and

WHEREAS, Contract Amendment No. 7 was partially approved by the Town of Brookline on May 14, 2024 with the remainder to be presented for approval on June 11, 2024; and

WHEREAS, Contract Amendment No. 8 will be presented for approval by the Town of Brookline on June 11, 2024; and

WHEREAS, Contract Amendment No. 8 will be presented for approval by the Town of Brookline on June 11, 2024; and

WHEREAS, effective as of June 11, 2024, the parties wish to amend the contract, as amended:

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:

1. The Owner hereby authorizes this Contract Amendment No. 10 for the total value of **\$19,060.00**. The Miller Dyer Spears’ (MDS) Amendment is for the attached MDS Additional Service Request #13, dated June 4, 2024, for Additional Services for phosphorus removal design and documentation. The Designer is herein authorized to commence the services outlined in this Amendment, pursuant to the terms and conditions set forth in the Contract, as amended.
2. For the performance of services required under the Contract, as amended, the Designer shall be compensated by the Owner in accordance with the following Fee for Basic Services:

Fee for Basic Services	Original Contract	Previous Amendments	Amount of This Amendment	Total of All Amendments
Feasibility Study/Schematic Design Phase	\$1,294,466	\$ 170,652.11	\$ 0	\$ 1,465,118.11

IN WITNESS WHEREOF, the Owner, with the prior approval of the Authority, and the Designer have caused this Amendment to be executed by their respective authorized officers.

OWNER:
TOWN OF BROOKLINE

(print name)

(print title)

By: _____
(signature)

Date: _____

DESIGNER:
MILLER DYER SPEARS, INC.

(print name)

(print title)

By: _____
(signature)

Date: June 11, 2024



June 4, 2024

Ms. Lynn Stapleton
101 Federal Street,
Boston, MA 02110

Re: Pierce School - Additional Service Request #13 - Phosphorus Removal

Dear Lynn,

As discussed with Adam Keane, MDS is submitting this proposal for additional services for the phosphorus removal design and documentation, in accordance with Brookline's 2021 Stormwater Management Plan and Municipal Separate Storm Sewer System Total Maximum Daily Load (MS4 TMDL) compliance requirements, exceeding the requirements of Brookline's Site Plan Review and Stormwater Bylaw 8.26 for the redevelopment of the Pierce School. This request was raised by the Town in January of 2024.

Lump sum services included relative to Phosphorus Removal are as follows:

- Meetings with Town committees and staff
- Phosphorus removal design, calculations, modeling, and documentation

Exclusions:

- Educational signage is not included. MDS will submit a separate proposal for educational signage later. Further discussions are needed to understand what is desired overall for educational signage for the project.

For the additional scope defined above, MDS proposes the fees below:

Lump Sum Fee Proposal:	
MDS/Sasaki	\$19,060
Total Additional Service	\$19,060

Please do not hesitate to contact me if you have any questions.

Sincerely,

MILLER DYER SPEARS INC.
Margaret O. Clark, RA, LEED AP BD+C
Senior Associate

Cc: W. Spears

TO: Director of Capital Planning
FROM: Linus J. Guillory Jr., Ph.D., Superintendent of Schools, Public Schools of Brookline
Brookline
John R. Pierce School
MSBA Project ID Number: 201800460040
DATE: June 11, 2024
RE: Project Funding Agreement Budget Revision Request, NUMBER: 5

Pursuant to Section 3.6 of the Project Funding Agreement between the TOWN OF BROOKLINE (the "District") and the MASSACHUSETTS SCHOOL BUILDING AUTHORITY (the "Authority"), the District hereby requests a revision to the Project Funding Agreement Budget, Exhibit A, dated December 14, 2022, for the John R. Pierce School Project. As required, the District has provided the information outlined in the table below to indicate the Total Project Budget categories (line items) affected, the amounts needed and the reasons for the proposed revision.

The District acknowledges and agrees that it will not seek reimbursement from the Authority for any costs that exceed the already approved line item limits set forth in Exhibit A until after the Authority has accepted this Total Project Budget Revision Request, and the Authority's ProPay system has been adjusted accordingly.

The District further acknowledges and agrees that in accordance with Sections 3.6 and 3.7 of the Project Funding Agreement, any revisions to the Total Project Budget will not result in an increase to the Total Facilities Grant amount set forth in Section 2.1 of the Project Funding Agreement.

The District further acknowledges and agrees that the need for these revisions to the Total Project Budget have been identified in the OPM monthly report as required pursuant to the Contract for Owner's Project Management Services between the District and the OPM.

The District further acknowledges and agrees that all of the information contained in this Total Project Budget Revision Request has been reviewed and approved by the TOWN OF BROOKLINE's School Building Committee, and it further certifies and acknowledges that the funds to pay for the costs associated with these proposed revisions are available as indicated by the signatures noted below.

Notes (applicable where marked in corresponding rows of tables above)

- 1.) This budget transfer has already been incorporated into the ProPay budget as accepted in PFA Bid Amendment. All items noted as N/A in exclusion columns; **no** budget revision request to be entered into ProPay.
- 2.) The exclusions noted in this BRR are not new exclusions, but rather maintain the overall amount of excluded costs in the Total Project Budget without increase. An exclusion amount equal to the amount of the buyout savings entered in GMP contingency will be reduced in the divisions of the construction budget, offsetting the buyout savings amount, in order that the total excluded amount does not increase as a result of the transfer of buyout savings.
- 3.) The exclusions noted in this BRR are not new exclusions, but rather maintain the overall amount of excluded costs in the Total Project Budget without increase. An exclusion amount equal to the amount of the exclusions shown in this BRR will be reduced from the Constructon Contingency line item, offsetting the amount being added to the Construction Change Order line item shown in this BRR, in order that the total excluded amount does not increase as a result of the budget transfers included in this BRR. Therefore the 1% or 2% potentially eligible Construction Contingency amount, whichever is applicable to this project, will not be reduced by this BRR.

By signing this Total Project Budget Revision Request, I hereby certify that I have read and understand the terms of this Request and further certify that the information supplied by the District in the tables is true, accurate and complete.

By signing this Total Project Budget Revision Request, I hereby certify that I have read and understand the terms of this Request and further certify that the information supplied by the District in the tables is true, accurate and complete.

By signing this Total Project Budget Revision Request, I hereby certify that I have read and understand the terms of this Request and further certify that the information supplied by the District in the tables is true, accurate and complete.

By (Please Print): Bernard Greene

By (Please Print): Linus J. Guillory Jr. Ph.D.

By (Please Print): David A. Pearlman

Title: Chief Executive Officer

Title: Superintendent of Schools

Title: Chair of the School Committee

Date:

Date:

Date:

MASSACHUSETTS SCHOOL BUILDING AUTHORITY

Date: _____

By (Please Print):

Title: Director of _____

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%	\$ 345,884	100%	\$ -	*FSA 1, 4, 5
0002-0000	A&E Feasibility Study/Schematic Design	\$ 950,000	\$ 515,118	\$ 1,465,118	\$ 1,465,118	100%	\$ 1,465,118	100%	\$ 0.01	*FSA 1, 2, 3, 5, 6, 7
0003-0000	Environmental & Site	\$ 150,000	\$ (73,720)	\$ 76,280	\$ 76,280	100%	\$ 76,280	100%	\$ -	*CCC PCSD;CCC CA1, 7
0004-0000	Other	\$ 800,000	\$ (687,282)	\$ 112,718	\$ 112,718	100%	\$ 112,718	100%	\$ -	*FSA 1, 2, 3, 4, 5, 6, 7
	SUB-TOTAL	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 2,000,000	100%	\$ 2,000,000	100%	\$ 0	
ADMINISTRATION										
0101-0000	Legal Fees	\$ -	\$ -	\$ -	\$ -				\$ -	
	Owner's Project Manager	\$ 7,195,000	\$ (350,000)	\$ 6,845,000	\$ 6,803,625	99%	\$ 1,443,625	21%	\$ 5,401,375	
0102-0400	Design Development	\$ 700,000		\$ 700,000	\$ 700,000	100%	\$ 700,000	100%	\$ -	
0102-0500	Construction Documents	\$ 1,045,000		\$ 1,045,000	\$ 1,045,000	100%	\$ 690,000	66%	\$ 355,000	
0102-0600	Bidding	\$ 175,000		\$ 175,000	\$ 175,000	100%	\$ -	0%	\$ 175,000	
0102-0700	Construction Administration	\$ 5,000,000	\$ (350,000)	\$ 4,650,000	\$ 4,650,000	100%	\$ -	0%	\$ 4,650,000	
0102-0800	Closeout	\$ 180,000		\$ 180,000	\$ 180,000	100%	\$ -	0%	\$ 180,000	
0102-0900	Extra Services	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	
0102-1000	Reimbursable Services	\$ 35,000		\$ 35,000	\$ 825	0%	\$ 825	2%	\$ 34,175	
0201-1100	Cost Estimates	\$ 60,000		\$ 60,000	\$ 52,800	0%	\$ 52,800	88%	\$ 7,200	
0103-0000	Advertising & Printing	\$ 35,000		\$ 35,000	\$ -	0%	\$ -	0%	\$ 35,000	
0104-0000	Permitting	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0105-0000	Owner's Insurance	\$ 175,000	\$ -	\$ 175,000	\$ -	0%	\$ -	0%	\$ 175,000	
0199-0000	Other Administrative Costs	\$ 150,000	\$ -	\$ 150,000	\$ -	0%	\$ -	0%	\$ 150,000	
	SUB-TOTAL	\$ 7,555,000	\$ (350,000)	\$ 7,205,000	\$ 6,803,625	94%	\$ 1,443,625	20%	\$ 5,761,375	
Architectural & Engineering										
	A/E Basic Services	\$ 15,769,869	\$ -	\$ 15,769,869	\$ 15,769,869	100%	\$ 6,065,919	38%	\$ 9,703,950	
0201-0400	Design Development	\$ 3,705,919		\$ 3,705,919	\$ 3,705,919	100%	\$ 3,705,919	100%	\$ -	
0201-0500	Construction Documents	\$ 6,229,098		\$ 6,229,098	\$ 6,229,098	100%	\$ 2,360,000	38%	\$ 3,869,098	
0201-0600	Bidding	\$ 394,247		\$ 394,247	\$ 394,247	100%	\$ -	0%	\$ 394,247	
0201-0700	Construction Administration	\$ 5,046,358		\$ 5,046,358	\$ 5,046,358	100%	\$ -	0%	\$ 5,046,358	
0201-0800	Closeout	\$ 394,247		\$ 394,247	\$ 394,247	100%	\$ -	0%	\$ 394,247	
0201-9900	Other Basic Services	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	
	Extra/Reimbursable Services	\$ 2,520,000	\$ (505,932)	\$ 2,014,068	\$ 781,531	38.80%	\$ 282,301	14%	\$ 1,731,767	
0203-0200	Printing (over min.)	\$ 75,000	\$ (75,000)	\$ -	\$ -	0%	\$ -	0%	\$ -	
0203-9900	Other Reimbursables	\$ 850,000	\$ 340,625	\$ 1,190,625	\$ 636,605	53%	\$ 195,656	16%	\$ 994,969	*PFA 4
0204-0200	HazMat (incl. monitoring)	\$ 750,000	\$ (576,843)	\$ 173,157	\$ 6,366	4%	\$ 9,599	6%	\$ 163,558	
0204-0300	Geotechnical/Geo-Environmental	\$ 750,000	\$ (240,117)	\$ 509,883	\$ 26,721	5%	\$ 26,721	5%	\$ 483,162	
0204-0400	Site Survey & Site Requirements	\$ 75,000	\$ (20,220)	\$ 54,780	\$ 26,216	48%	\$ 36,575	67%	\$ 18,205	
0204-0500	Wetlands	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	
0204-1200	Traffic Studies	\$ 20,000	\$ 65,623	\$ 85,623	\$ 85,623	100%	\$ 13,750	16%	\$ 71,873	*PFA 5
	SUB-TOTAL	\$ 18,289,869	\$ (505,932)	\$ 17,783,937	\$ 16,551,400	93%	\$ 6,348,220	36%	\$ 11,435,717	
SITE ACQUISITION										
0301-0000	Land/Bldg. Purchase/Associated Services	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	
	SUB-TOTAL	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	

Total Project Budget Status Report

ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Cmtd to Date	Actual Spent to Date	% Spent to Date	Balance To Spend	Comments
PRE CONSTRUCTION COSTS										
0501-0000	CMR Pre-Con Services	\$ 300,000	\$ 41,991	\$ 341,991	\$ 341,991	100%	\$ 201,663	59%	\$ 140,329	*PFA 1,2
	SUB-TOTAL	\$ 300,000	\$ 41,991	\$ 341,991	\$ 341,991	100%	\$ 201,663	59%	\$ 140,329	
CONSTRUCTION COSTS										
0502-0001	Construction Budget	\$ 168,022,660	\$ -	\$ 168,022,660	\$ 13,150,019	0%	\$ -	0%	\$ 168,022,660	
0508-0000	Change Orders	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
	SUB-TOTAL	\$ 168,022,660	\$ -	\$ 168,022,660	\$ 13,150,019	0%	\$ -	0%	\$ 168,022,660	
ALTERNATES										
0506-0000				\$ -	\$ -	0%	\$ -	0%	\$ -	
	SUB-TOTAL	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
OTHER PROJECT COSTS										
0507-0000	Construction Contingency	\$ 7,701,133	\$ -	\$ 7,701,133	\$ -	0%	\$ -	0%	\$ 7,701,133	
	Miscellaneous Project Costs	\$ 3,000,000	\$ 14,651	\$ 3,014,651	\$ 1,124,631	37%	\$ 35,097	1.2%	\$ 2,979,554	
0601-0000	Utility Company Fees	\$ 200,000		\$ 200,000	\$ -	0%	\$ -	0%	\$ 200,000	
0602-0000	Testing Services	\$ 300,000		\$ 300,000	\$ -	0%	\$ -	0%	\$ 300,000	
0603-0000	Swing-Space/Modulars	\$ 1,500,000	\$ 14,651	\$ 1,514,651	\$ 1,113,489	74%	\$ 21,840	0%	\$ 1,492,811	*PFA 2
0699-0000	Other Project Costs	\$ 1,000,000		\$ 1,000,000	\$ 11,142	1%	\$ 13,257	1.3%	\$ 986,743	
	Furnishings and Equipment	\$ 3,367,069	\$ -	\$ 3,367,069	\$ -	0%	\$ -	0%	\$ 3,367,069	
0701-0000	Furnishings	\$ 1,850,000		\$ 1,850,000	\$ -	0%	\$ -	0%	\$ 1,850,000	
0703-0000	Technology Equipment	\$ 1,517,069		\$ 1,517,069	\$ -	0%	\$ -	0%	\$ 1,517,069	
0801-0000	Owner's Contingency	\$ 1,680,227	\$ 799,289	\$ 2,479,516	\$ -	0%	\$ -	0%	\$ 2,479,516	*PFA 1,2,4,5
	SUB-TOTAL	\$ 15,748,429	\$ 813,941	\$ 16,562,370	\$ 1,124,631	7%	\$ 35,097	0.2%	\$ 16,527,272	
TOTAL PROJECT BUDGET		\$ 211,915,958	\$ -	\$ 211,915,958	\$ 39,971,667	19%	\$ 10,028,605	5%	\$ 201,887,353	

FUNDING SOURCES*	Max w/ Contingency	Max w/o Contingency	*Funding Sources Amounts will be updated when Town receives PFA Amendment 1 for increased MSBA reimbursement.				
Maximum State Share	\$ 37,839,511	\$ 36,047,549	Project Budget	Scope Items Excluded	Contingencies	Basis of Total Facilities Grant	Reimbursement Rate
Local Share	\$ 174,076,447	\$ 175,868,409					
SUB-TOTAL	\$ 211,915,958	\$ 211,915,958	\$ 211,915,958	\$ 100,930,700	\$ 9,381,360	\$ 101,603,898	35.55%

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

Feasibility Study Agreement Budget Transfers:

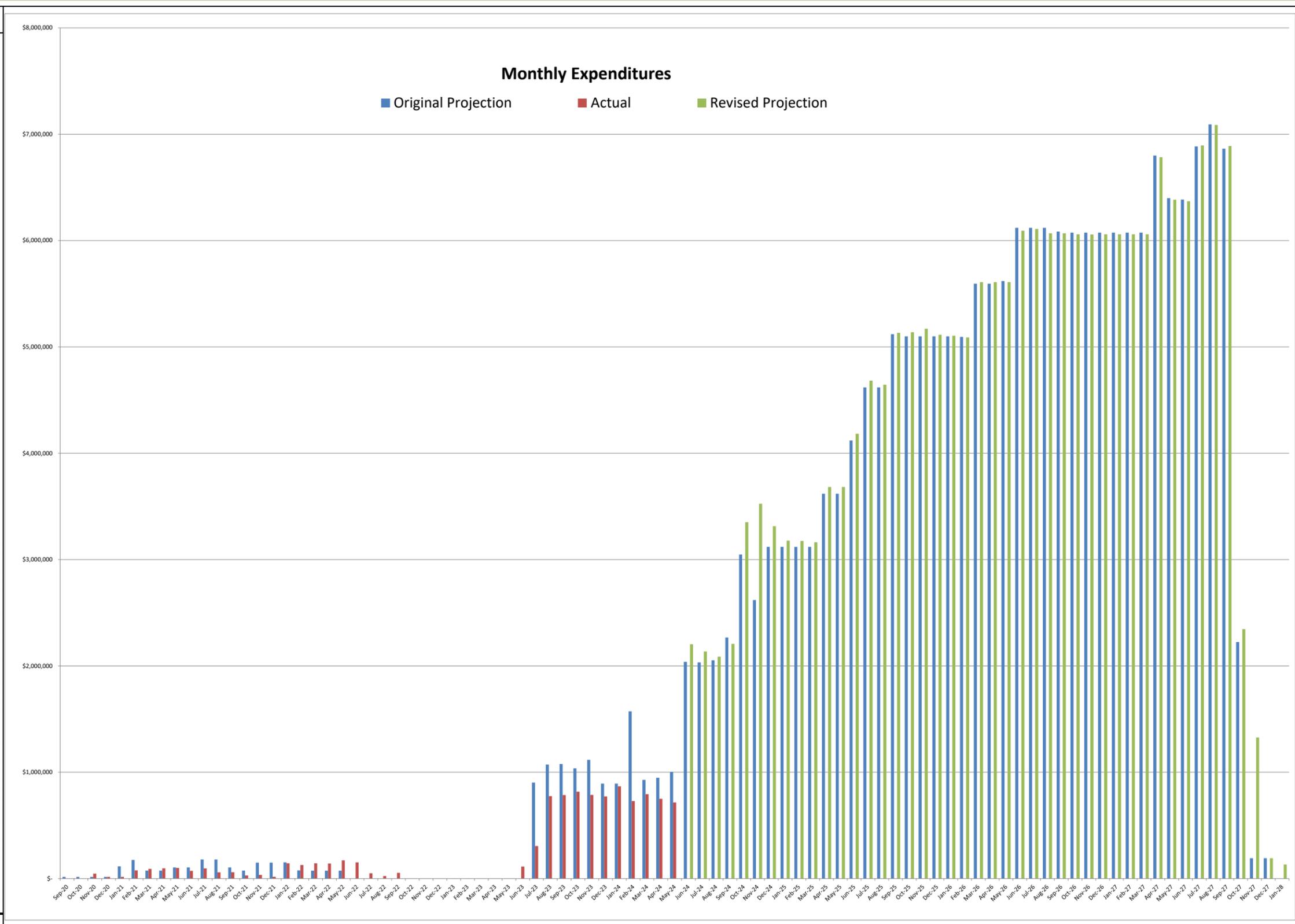
FSA BRR 01	11/30/2020	Transfer \$225,000 from Other Contingency to OPM Feasibility Study/Schematic Design to fund OPM Base Contract for Feasibility Study/Schematic Design.
FSA BRR 01	2/9/2021	Transfer \$344,466 from Other Contingency to A/E Feasibility Study/Schematic Design to fund A/E Base Contract for Feasibility Study/Schematic Design.
FSA BRR 02	8/10/2021	Transfer \$1,650 from Other Contingency to A/E Feasibility Study/Schematic Design to fund survey of interior slab deflection. (A/E Contract Amendment #1)
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. (A/E Contract Amendment #2)
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. (OPM Contract Amendment #1)

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
<i>Feasibility Study Agreement Budget Transfers (Continued):</i>										
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. (A/E Contract Amendment #3 & OPM Contract Amendment #2)
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. (A/E Contract Amendment #4)
FSA BRR 07	7/11/2023									Transfer \$67,514.73 from Environmental & Site to Other Contingency to fund TOB salaries and transfer \$6,204.99 from Environmental & Site to A/E Feasibility Study/Schematic Design to fund additional SD due diligence work. (A/E Contract Amendment #5)
<i>Project Funding Agreement Budget Transfers:</i>										
PFA BRR 01	10/10/2023									Transfer \$29,842.54 from Owner's Contingency to CM Preconstruction Services to perform additional due diligence work for HAZMAT and Structural Exploratory.
PFA BRR 02	1/9/2024									Transfer \$14,651.30 from Owner's Contingency to Swing Space for relocation from Pierce and install at Newbury 18 Monitors and \$6,820.18 to CM Preconstruction Services (CM Contract Amendment 4).
PFA BRR 03	3/12/2024									Transfer \$5,328.53 from Owner's Contingency to CM Preconstruction Services (CM Contract Amendment 5).
PFA BRR 04	5/14/2024									Transfer \$326,785.00 from Owner's Contingency to A/E - Other Reimbursables (Designer Contract Amendment 7).
PFA BRR 05	6/11/2024									Transfer from Owner's Contingency \$98,780.00 to A/E - Other Reimbursables for (Designer Contract Amendment 8); \$71,873.00 for A/E Traffic Studies for (Designer Contract Amendment 9); and \$19,060.00 to A/E - Other Reimbursables for (Designer Contract Amendment 10).

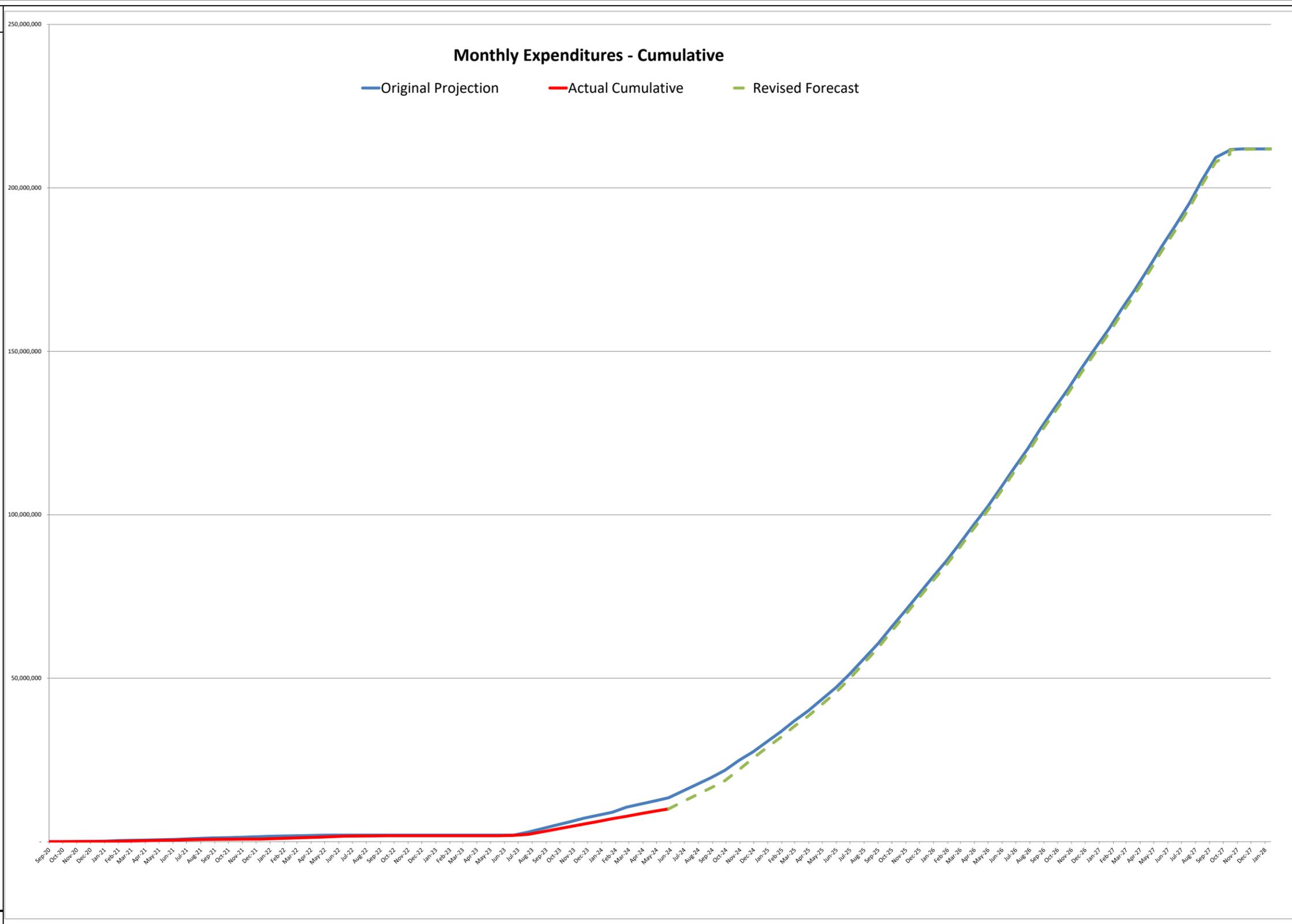
Monthly Cash Flow

Date	Original Projection	Actual	Revised Projection
Sep-20	\$ 15,395	\$ -	
Oct-20	\$ 15,395	\$ -	
Nov-20	\$ 15,395	\$ 46,185	
Dec-20	\$ 15,395	\$ 15,395	
Jan-21	\$ 115,395	\$ 15,395	
Feb-21	\$ 174,770	\$ 76,627	
Mar-21	\$ 74,770	\$ 91,349	
Apr-21	\$ 74,770	\$ 96,521	
May-21	\$ 104,770	\$ 100,208	
Jun-21	\$ 104,770	\$ 72,736	
Jul-21	\$ 179,770	\$ 95,641	
Aug-21	\$ 179,770	\$ 58,536	
Sep-21	\$ 104,770	\$ 59,452	
Oct-21	\$ 74,770	\$ 29,059	
Nov-21	\$ 149,770	\$ 34,155	
Dec-21	\$ 149,770	\$ 16,479	
Jan-22	\$ 151,875	\$ 143,486	
Feb-22	\$ 76,875	\$ 128,004	
Mar-22	\$ 73,935	\$ 143,420	
Apr-22	\$ 73,935	\$ 141,440	
May-22	\$ 73,935	\$ 171,346	
Jun-22	\$ -	\$ 152,006	
Jul-22	\$ -	\$ 49,789	
Aug-22	\$ -	\$ 24,150	
Sep-22	\$ -	\$ 53,983	
Oct-22	\$ -	\$ -	
Nov-22	\$ -	\$ -	
Dec-22	\$ -	\$ -	
Jan-23	\$ -	\$ 1,625	
Feb-23	\$ -	\$ 1,750	
Mar-23	\$ -	\$ -	
Apr-23	\$ -	\$ -	
May-23	\$ -	\$ -	
Jun-23	\$ -	\$ 112,718	
Jul-23	\$ 902,934	\$ 305,919	\$ 2,204,324
Aug-23	\$ 1,071,539	\$ 775,337	\$ 2,135,247
Sep-23	\$ 1,076,539	\$ 785,329	\$ 2,087,480
Oct-23	\$ 1,036,539	\$ 816,328	\$ 2,206,803
Nov-23	\$ 1,116,538	\$ 786,872	\$ 3,351,086
Dec-23	\$ 893,265	\$ 772,287	\$ 3,525,027
Jan-24	\$ 893,265	\$ 867,774	\$ 3,313,685
Feb-24	\$ 1,573,026	\$ 728,610	\$ 3,177,870
Mar-24	\$ 928,038	\$ 793,415	\$ 3,174,998
Apr-24	\$ 948,038	\$ 749,744	\$ 3,163,199
May-24	\$ 1,003,038	\$ 715,537	\$ 3,682,870
Jun-24	\$ 2,038,038		\$ 3,682,870
Jul-24	\$ 2,033,038		\$ 4,182,870
Aug-24	\$ 2,053,038		\$ 4,682,870
Sep-24	\$ 2,266,956		\$ 4,644,613
Oct-24	\$ 3,047,672		\$ 5,132,870
Nov-24	\$ 2,619,355		\$ 5,137,870
Dec-24	\$ 3,119,355		\$ 5,171,032
Jan-25	\$ 3,119,355		\$ 5,113,870
Feb-25	\$ 3,119,355		\$ 5,105,327
Mar-25	\$ 3,119,355		\$ 5,088,870
Apr-25	\$ 3,619,355		\$ 5,088,870
May-25	\$ 3,619,355		\$ 5,088,870
Jun-25	\$ 4,119,355		\$ 6,092,382
Jul-25	\$ 4,619,355		\$ 6,108,870
Aug-25	\$ 4,619,355		\$ 6,068,870
Sep-25	\$ 5,119,355		\$ 6,068,870
Oct-25	\$ 5,099,355		\$ 6,058,870
Nov-25	\$ 5,099,355		\$ 6,057,475
Dec-25	\$ 5,099,355		\$ 6,058,870
Jan-26	\$ 5,099,355		\$ 6,058,870
Feb-26	\$ 5,094,355		\$ 6,058,870
Mar-26	\$ 5,594,355		\$ 6,058,870
Apr-26	\$ 5,594,355		\$ 6,058,870
May-26	\$ 5,619,355		\$ 6,783,870
Jun-26	\$ 6,119,355		\$ 6,383,883
Jul-26	\$ 6,119,355		\$ 6,369,950
Aug-26	\$ 6,119,355		\$ 6,894,950
Sep-26	\$ 6,084,355		\$ 7,087,019
Oct-26	\$ 6,074,355		\$ 6,889,294
Nov-26	\$ 6,074,355		\$ 2,346,130
Dec-26	\$ 6,074,355		\$ 1,326,348
Jan-27	\$ 6,074,355		\$ 191,416
Feb-27	\$ 6,074,355		\$ 191,416
Mar-27	\$ 6,074,355		\$ 131,415
Apr-27	\$ 6,799,355		
May-27	\$ 6,399,368		
Jun-27	\$ 6,385,435		
Jul-27	\$ 6,885,435		
Aug-27	\$ 7,092,504		
Sep-27	\$ 6,864,158		
Oct-27	\$ 2,224,076		
Nov-27	\$ 191,416		
Dec-27	\$ 191,415		
Jan-28	\$ -		
Total:	\$ 211,915,958	\$ 10,028,605	\$ 201,887,353



Cumulative Cash Flow

Date	Original Projection	Actual Cumulative	Revised Forecast
Sep-20	15,395	\$ -	
Oct-20	30,790	\$ -	
Nov-20	46,185	\$ 46,185	
Dec-20	61,580	\$ 61,580	
Jan-21	176,975	\$ 76,975	
Feb-21	351,745	\$ 153,602	
Mar-21	426,515	\$ 244,951	
Apr-21	501,285	\$ 341,472	
May-21	606,055	\$ 441,680	
Jun-21	710,825	\$ 514,416	
Jul-21	890,595	\$ 610,056	
Aug-21	1,070,365	\$ 668,593	
Sep-21	1,175,135	\$ 728,044	
Oct-21	1,249,905	\$ 757,103	
Nov-21	1,399,675	\$ 791,258	
Dec-21	1,549,445	\$ 807,737	
Jan-22	1,701,320	\$ 951,223	
Feb-22	1,778,195	\$ 1,079,227	
Mar-22	1,852,130	\$ 1,222,647	
Apr-22	1,926,065	\$ 1,364,086	
May-22	2,000,000	\$ 1,535,432	
Jun-22	2,000,000	\$ 1,687,438	
Jul-22	2,000,000	\$ 1,737,227	
Aug-22	2,000,000	\$ 1,761,377	
Sep-22	2,000,000	\$ 1,815,360	
Oct-22	2,000,000	\$ 1,815,360	
Nov-22	2,000,000	\$ 1,815,360	
Dec-22	2,000,000	\$ 1,815,360	
Jan-23	2,000,000	\$ 1,816,985	
Feb-23	2,000,000	\$ 1,818,735	
Mar-23	2,000,000	\$ 1,818,735	
Apr-23	2,000,000	\$ 1,818,735	
May-23	2,000,000	\$ 1,818,735	
Jun-23	2,000,000	\$ 1,931,452	
Jul-23	2,902,934	\$ 2,237,371	
Aug-23	3,974,473	\$ 3,012,709	
Sep-23	5,051,012	\$ 3,798,037	
Oct-23	6,087,551	\$ 4,614,365	
Nov-23	7,204,089	\$ 5,401,237	
Dec-23	8,097,354	\$ 6,173,524	
Jan-24	8,990,619	\$ 7,041,298	
Feb-24	10,563,645	\$ 7,769,908	
Mar-24	11,491,683	\$ 8,563,323	
Apr-24	12,439,721	\$ 9,313,068	
May-24	13,442,759	\$ 10,028,605	\$ 10,028,605
Jun-24	15,480,797	\$ 12,232,929	\$ 12,232,929
Jul-24	17,513,835	\$ 14,368,176	\$ 14,368,176
Aug-24	19,566,873	\$ 16,455,656	\$ 16,455,656
Sep-24	21,833,829	\$ 18,662,459	\$ 18,662,459
Oct-24	24,881,501	\$ 22,013,545	\$ 22,013,545
Nov-24	27,500,856	\$ 25,538,572	\$ 25,538,572
Dec-24	30,620,211	\$ 28,852,257	\$ 28,852,257
Jan-25	33,739,566	\$ 32,030,127	\$ 32,030,127
Feb-25	36,858,921	\$ 35,205,126	\$ 35,205,126
Mar-25	39,978,276	\$ 38,368,324	\$ 38,368,324
Apr-25	43,597,631	\$ 42,051,194	\$ 42,051,194
May-25	47,216,986	\$ 45,734,064	\$ 45,734,064
Jun-25	51,336,341	\$ 49,916,934	\$ 49,916,934
Jul-25	55,955,696	\$ 54,599,804	\$ 54,599,804
Aug-25	60,575,051	\$ 59,244,417	\$ 59,244,417
Sep-25	65,694,406	\$ 64,377,287	\$ 64,377,287
Oct-25	70,793,761	\$ 69,515,157	\$ 69,515,157
Nov-25	75,893,116	\$ 74,686,189	\$ 74,686,189
Dec-25	80,992,471	\$ 79,800,059	\$ 79,800,059
Jan-26	86,091,826	\$ 84,905,386	\$ 84,905,386
Feb-26	91,186,181	\$ 89,994,256	\$ 89,994,256
Mar-26	96,780,536	\$ 95,603,126	\$ 95,603,126
Apr-26	102,374,891	\$ 101,211,996	\$ 101,211,996
May-26	107,994,246	\$ 106,820,866	\$ 106,820,866
Jun-26	114,113,601	\$ 112,913,248	\$ 112,913,248
Jul-26	120,232,956	\$ 119,022,118	\$ 119,022,118
Aug-26	126,352,311	\$ 125,090,988	\$ 125,090,988
Sep-26	132,436,666	\$ 131,159,858	\$ 131,159,858
Oct-26	138,511,021	\$ 137,218,728	\$ 137,218,728
Nov-26	144,585,376	\$ 143,276,203	\$ 143,276,203
Dec-26	150,659,731	\$ 149,335,073	\$ 149,335,073
Jan-27	156,734,086	\$ 155,393,943	\$ 155,393,943
Feb-27	162,808,441	\$ 161,452,813	\$ 161,452,813
Mar-27	168,882,796	\$ 167,511,683	\$ 167,511,683
Apr-27	175,682,151	\$ 174,295,553	\$ 174,295,553
May-27	182,081,519	\$ 180,679,436	\$ 180,679,436
Jun-27	188,466,954	\$ 187,049,386	\$ 187,049,386
Jul-27	195,352,389	\$ 193,944,336	\$ 193,944,336
Aug-27	202,444,893	\$ 201,031,355	\$ 201,031,355
Sep-27	209,309,051	\$ 207,920,649	\$ 207,920,649
Oct-27	211,533,127	\$ 210,266,779	\$ 210,266,779
Nov-27	211,724,543	\$ 211,593,127	\$ 211,593,127
Dec-27	211,915,958	\$ 211,784,543	\$ 211,784,543
Jan-28	211,915,958	\$ 211,915,958	\$ 211,915,958
Total:	\$ 211,915,958	\$ 10,028,605	\$ 211,915,958



Code	Division	Division Costs	Subdivision Costs	Internal Budget Transfers	External Changes (Add/Deduct)	Revised Budget	Expenditures Preconstruction	Expenditures AFP 1	Remaining Funds
	Preconstruction Fee - Schematic Design	\$ 57,400.00			\$ 4,288.00	\$ 61,688.00	\$ 61,688.00		\$ -
	Preconstruction - DD-CD	\$ 300,000.00			\$ 41,991.25	\$ 341,991.25	\$ 201,662.72		\$ 140,328.53
	Construction Budget					\$ -			
0502-0010	CM Fee	\$ 257,844.00				\$ 257,844.00			
0502-0020	Insurances and Bonds	\$ 367,177.00				\$ 367,177.00			
	Builder's Risk Insurance					\$ -			
	CCIP & SDI Insurances					\$ -			
	P&P Bond					\$ -			
Varies	Allowances					\$ -			
0502-0030	GMP Contingency	\$ 314,443.00				\$ 314,443.00			
0502-0100	Division 1 - General Conditions	\$ 2,724,207.00				\$ 2,724,207.00			
0502-0100	Division 1 - General Requirements	\$ 490,328.00				\$ 490,328.00			
0502-0200	Division 2 - Existing Conditions (Demo/Abatement)	\$ 6,098,087.00				\$ 6,098,087.00			
0502-0300	Division 3 - Concrete					\$ -			
0502-0400	Division 4 - Masonry					\$ -			
0502-0500	Division 5 - Metals					\$ -			
	Structural Steel					\$ -			
	Miscellaneous Metals					\$ -			
0502-0600	Division 6 - Wood, Plastics & Composites (Millwork)					\$ -			
0502-0700	Division 7 - Thermal & Moisture Protection					\$ -			
	Waterproofing					\$ -			
	Roofing & Flashing					\$ -			
	Metal Panels					\$ -			
	Spray Fireproofing					\$ -			
0502-0800	Division 8 - Openings					\$ -			
	Curtainwall					\$ -			
	Glass & Glazing					\$ -			
	Doors, Frames and Hardware					\$ -			
0502-0900	Division 9 - Finishes					\$ -			
	Drywall/General Trades					\$ -			
	Resilient Flooring					\$ -			
	Tile					\$ -			
	Painting					\$ -			
	Acoustic Tile					\$ -			
	Wood Flooring					\$ -			
	Resinous Flooring					\$ -			
	Carpeting					\$ -			
0502-1000	Division 10 - Specialties					\$ -			
	Specialties					\$ -			
	Signage					\$ -			
	Overhead Doors					\$ -			
0502-1100	Division 11 - Equipment					\$ -			
	Food Service					\$ -			
	Gym Equipment					\$ -			
	Theater Equipment					\$ -			
0502-1200	Division 12 - Furnishings (Window Treatment)					\$ -			
0502-1400	Division 14 - Conveying Systems (Elevators)					\$ -			
0502-2100	Division 21 - Fire Protection					\$ -			
0502-2200	Division 22 - Plumbing	\$ 22,594.00				\$ 22,594.00			
0502-2300	Division 23 - HVAC	\$ 22,594.00				\$ 22,594.00			
0502-2600	Division 26 - Electrical	\$ 309,495.00				\$ 309,495.00			
0502-3100	Division 31 - Sitework	\$ 2,543,250.00				\$ 2,543,250.00			
0502-3200	Division 32 - Site Improvements					\$ -			
	Site Improvement					\$ -			
	Synthetic Grass Surfacing					\$ -			
0502-9900	Retainage					\$ -			

Totals \$13,507,419.00 \$ - \$ - \$ 46,279.25 \$13,553,698.25 \$ 263,350.72 \$ - \$ 140,328.53

Log of Amendments - OPM

Amendment #		Approved Amount	Vendor	Proposal Date	Code	Description	Amount Paid	Balance	% of Contract Amount Complete
Base		\$ 325,000.00	Leftfield Base Contract		OPMFSSD	Schematic Design	\$ 325,000.00	\$ -	100%
	Total Base:	\$ 325,000.00							
01		\$ 19,800.00	PM&C	8/18/2021	OPMFSSD	Cost Estimating Services for PSR & SD	\$ 19,800.00	\$ -	100%
	Total 01:	\$ 19,800.00							
02		\$ 1,084.04	Boston Business Printers		OPMFSSD	Printing Services for the PSR Submission	\$ 1,084.04	\$ -	100%
	Total 02:	\$ 1,084.04							
03		\$ 700,000.00	Leftfield - Extended Basic Services	7/11/2023	OPMDD	Design Development Phase	\$ 700,000	\$ -	100%
		\$ 1,045,000.00	Leftfield - Extended Basic Services	7/11/2023	OPMCD	Construction Documents Phase	\$ 690,000	\$ 355,000.00	66%
		\$ 175,000.00	Leftfield - Extended Basic Services	7/11/2023	OPMBID	Bidding Phase	\$ -	\$ 175,000.00	0%
		\$ 4,650,000.00	Leftfield - Extended Basic Services	7/11/2023	OPMCA	Construction Administration Phase	\$ -	\$ 4,650,000.00	0%
		\$ 180,000.00	Leftfield - Extended Basic Services	7/11/2023	OPMCLO	Closeout Phase	\$ -	\$ 180,000.00	0%
	Total 03:	\$ 6,750,000.00							
04		\$ 52,800.00	PM&C		OPMFSSD	Cost Estimating Services for DD		\$ 52,800.00	0%
	Total 04:	\$ 52,800.00							
05		\$ 825.00	BidDocs Online		OPMR	Online Bid Services	\$ 825.00	\$ -	100%
	Total 05:	\$ 825.00							
	TOTAL:	\$ 7,149,509.04					\$ 1,736,709.04	\$ 5,412,800.00	24%

JOHN R. PIERCE SCHOOL - Brookline, MA **May 31, 2024**

Log of Amendments - A/E

Amendment #	Approved Amount	Vendor	Proposal Date	Code	Description	Amount Paid	Balance	% of Contract Amount Complete
Base	\$ 408,215.00	Miller Dyer Spears Base Contract	01/26/21	AFSSD	Feasibility Study	\$ 408,215.00	\$ -	100%
	\$ 658,976.00	Miller Dyer Spears Base Contract	01/26/21	AFSSD	Schematic Design	\$ 658,976.00	\$ -	100%
	\$ 227,275.00	Miller Dyer Spears Base Contract	01/26/21	AFSSD	Reimbursable Services	\$ 220,741.81	\$ 6,533.19	97%
	Total Base: \$ 1,294,466.00							
01	\$ 1,650.00	Feldman	5/21/2021	AFSSD	Garage Slab Deflection Survey	\$ 1,650.00	\$ -	100%
	Total 01: \$ 1,650.00							
02	\$ 26,400.00	Feldman	05/13/21	AFSSD	AS-Build Garage Conditions Survey	\$ 26,400.00	\$ -	100%
	Total 02: \$ 26,400.00							
03	\$ 44,000.00	CDM Smith	1/3/2022	AFSSD	Geothermal Feasibility Study	\$ 44,000.00	\$ -	100%
	\$ 90,750.00	Vanasse & Associates	1/3/2022	AFSSD	School Street Modification Study	\$ 90,335.80	\$ 414.20	100%
	Total 03: \$ 134,750.00							
04	\$ 1,647.12	GGD	06/21/22	AFSSD	Hydrant Flow Test	\$ 1,647.12	\$ -	100%
	Total 04: \$ 1,647.12							
05	\$ 6,204.99	Miller Dyer Spears Base	7/11/2023	AFSSD	Reimbursable Services	\$ -	\$ 6,204.99	0%
	Total 05: \$ 6,204.99							
06	\$ 3,705,919.00	MDS - Extended Basic Services	7/11/2023	ADD	Design Development Phase	\$ 3,705,919	\$ -	100%
	\$ 6,229,098.00	MDS - Extended Basic Services	7/11/2023	ACD	Construction Documents Phase	\$ 2,360,000	\$ 3,869,098.00	38%
	\$ 394,247.00	MDS - Extended Basic Services	7/11/2023	ABID	Bidding Phase	\$ -	\$ 394,247.00	0%
	\$ 5,046,358.00	MDS - Extended Basic Services	7/11/2023	ACA	Construction Administration Phase	\$ -	\$ 5,046,358.00	0%
	\$ 394,247.00	MDS - Extended Basic Services	7/11/2023	ACLO	Closeout Phase	\$ -	\$ 394,247.00	0%
	\$ 746,000.00	Reimbursable Services	7/11/2023	ARE	Other Reimbursables	\$ 195,656	\$ 550,343.82	26%
	\$ 173,157.00	Reimbursable Services	7/11/2023	AHM	Hazardous Materials	\$ 6,366	\$ 166,790.97	4%
	\$ 509,883.00	Reimbursable Services	7/11/2023	AGEO	Geotechnical/Geo-environmental	\$ 26,721	\$ 483,162.22	5%
	\$ 54,780.00	Reimbursable Services	7/11/2023	ASUR	Site Survey & Site Requirements	\$ 36,575	\$ 18,205.00	67%
	\$ 13,750.00	Reimbursable Services	7/11/2023	ATRF	Traffic Studies	\$ 13,750	\$ -	100%
	Total 06: \$ 17,267,439.00							
07	\$ 297,385.00	GEI Consultants	5/14/2024	ARE	LSP Services and Construction Monitoring		\$ 297,385.00	0%
	\$ 29,400.00	Vanasse & Associates/MDS/Sasaki	5/14/2024	ARE	Design Modifications by Transportation Board		\$ 29,400.00	0%
	Total 08: \$ 326,785.00							
08	\$ 98,780.00	BSC Group/MDS/Saski	6/11/2024	ARE	Article 97/MEPA Process		\$ 98,780.00	0%
	Total 08: \$ 98,780.00							
09	\$ 71,873.00	Vanasse & Associates/MDS/Saski	6/11/2024	ARE	Transportation Board Requests		\$ 71,873.00	0%
	Total 09: \$ 71,873.00							
10	\$ 19,060.00	MDS/Saski	6/11/2024	ARE	Phosphorus Removal Design & Documentation		\$ 19,060.00	0%
	Total 10: \$ 19,060.00							
TOTAL:	\$ 19,249,055.11					\$ 7,796,952.72	\$ 11,452,102.39	41%

Log of Amendments - CM

Amendment #	Approved Amount	Vendor	Proposal Date	Code	Description	Amount Paid	Balance	% of Contract Amount Complete
Base	\$ 57,400.00	Consigli	05/17/22	ENVIRO	Schematic Design - Preconstruction Services	\$ 57,400.00	\$ -	100%
Total Base:	\$ 57,400.00							
01	\$ 4,288.00	Consigli	8/9/2022	ENVIRO	Destructive HAZMAT Exploratory Services	\$ 4,288.00	\$ -	100%
Total 01:	\$ 4,288.00							
02	\$ 300,000.00	Consigli	7/11/2023	CMPC	Extended Preconstruction Services	\$ 201,662.72	\$ 98,337.28	67%
Total 02:	\$ 300,000.00							
03	\$ 29,842.54	Consigli	10/10/2023	CMPC	Additional HAZMAT & Structural Exploratory Services (CM Amendment 3)	\$ 29,842.54	\$ -	100%
Total 03:	\$ 29,842.54							
04	\$ 6,820.18	Consigli	2/13/2024	CMPC	Additional Exploratory Services (CM Amendment 4)	\$ 6,820.18	\$ -	100%
Total 04:	\$ 6,820.18							
05	\$ 5,328.53	Consigli	3/12/2024	CMPC	Additional Exploratory Services (CM Amendment 5)	\$ 5,328.53	\$ -	100%
Total 05:	\$ 5,328.53							
06	\$ 13,150,019.00	Consigli	4/9/2024	CMCON	Pre-GMP #1 (CM Amendment 6)		\$ 13,150,019.00	0%
Total 06:	\$ 13,150,019.00							
TOTAL:	\$ 13,553,698.25					\$ 305,341.97	\$ 13,248,356.28	2%

Pierce School
Swing Space Budget Tracking

May 31, 2024

Code	School	Description	Budget	Internal Budget Transfers	External Changes (Add/Deduct)	Revised Budget	Expenditures	Remaining Budget	Comments
0603-0000	Old Lincoln	Outside Area/Fence	\$ 15,000.00			\$ 15,000.00		\$ 15,000.00	
		Gym/Open Folding Door	\$ 1,000.00			\$ 1,000.00		\$ 1,000.00	Pappas Quote; Backboard?
		Re-Key/Door Hardware - (incl. Newbury)	\$ 25,000.00			\$ 25,000.00		\$ 25,000.00	Includes Newbury
		Flooring	\$ 32,598.00			\$ 32,598.00		\$ 32,598.00	Auditorium Flooring Removed
		Smaller Toilets				\$ -		\$ -	Not Needed
		Add Sinks				\$ -		\$ -	Not Needed
		Auditorium Ceiling				\$ -		\$ -	In-House
		Clean School				\$ -		\$ -	In-House -Custodians -Zach
		Deep Clean Auditorium Carpet				\$ -		\$ -	In-House -Custodians
		Cover/Disconnect Eye Wash Stations/Cover Hot Water Line Art				\$ -		\$ -	In-House -Plumber
		OLD LINCOLN SUBTOTAL:	\$ 73,598.00			\$ 73,598.00		\$ 73,598.00	
0603-0000	Newbury	Security /Aiphones/Cameras	\$ 26,528.00			\$ 26,528.00		\$ 26,528.00	
		Elevator	\$ 150,000.00			\$ 150,000.00		\$ 150,000.00	
		HVAC Upgrades	\$ 75,000.00			\$ 75,000.00		\$ 75,000.00	
		Architect Review Usage	\$ 10,000.00			\$ 10,000.00		\$ 10,000.00	
		Code Adjustments (Life Safety)	\$ 50,000.00			\$ 50,000.00		\$ 50,000.00	
		Code Adjustments (Accessibility)	\$ 50,000.00			\$ 50,000.00		\$ 50,000.00	
		Additional Sinks/Nurse				\$ -		\$ -	Not Needed
		Additional Power Needs	\$ 25,000.00			\$ 25,000.00		\$ 25,000.00	
		Additional Network Needs	\$ 25,000.00			\$ 25,000.00		\$ 25,000.00	
		Paint Misc.	\$ 12,500.00			\$ 12,500.00		\$ 12,500.00	
		Flooring Misc.	\$ 58,322.00			\$ 58,322.00		\$ 58,322.00	
		Divide Classrooms 3	\$ 23,570.00			\$ 23,570.00		\$ 23,570.00	
		Fencing Area Off/Gates				\$ -		\$ -	See Below
		DPW - Open Front Street/Fence	\$ 7,500.00			\$ 7,500.00		\$ 7,500.00	
		Seal Off Shop Area from School/Kids in Atrium/Stairs				\$ -		\$ -	
		Small Wall by Elevator Classroom	\$ 5,410.00			\$ 5,410.00		\$ 5,410.00	
		Student Lounge/NESS Door				\$ -		\$ -	Not Needed
		AC 126 - Glass Wall				\$ -		\$ -	Not Needed
		AC 127 Staircase - Glass Wall	\$ 2,500.00			\$ 2,500.00		\$ 2,500.00	In-House -Jackson Estimate
		AC 129 Staircase - Glass Wall	\$ 2,500.00			\$ 2,500.00		\$ 2,500.00	In-House -Jackson Estimate
		Stairwell Barriers	\$ 10,000.00			\$ 10,000.00		\$ 10,000.00	Mount Security Cameras and Gates
		Lower Level Side Light Frames/Dividers from Stairs NESS	\$ 47,910.00			\$ 47,910.00		\$ 47,910.00	
		Lower Level Entrances/Walls - NESS	\$ 25,000.00			\$ 25,000.00		\$ 25,000.00	
		Busses	\$ 700,000.00			\$ 700,000.00		\$ 700,000.00	Lower Quote
		Pierce Library Move	\$ 55,000.00			\$ 55,000.00		\$ 55,000.00	
		Pierce Move	\$ 50,000.00			\$ 50,000.00	\$ 7,189.00	\$ 42,811.00	
		Move Documents out of Primary	\$ 12,500.00			\$ 12,500.00		\$ 12,500.00	
		HR Document Storage	\$ 22,000.00			\$ 22,000.00		\$ 22,000.00	
		Portable Water Needed at Gym	\$ 5,000.00			\$ 5,000.00		\$ 5,000.00	
		Clean Newbury				\$ -		\$ -	In-House Deep Clean -Custodians
		Add Bottle Fillers to One Fountain each Level				\$ -		\$ -	In-House -Plumber
		Relo/Install 18 Monitors	\$ -		\$ 14,651.30	\$ 14,651.30			Relocation of 18 Monitors from Driscoll to Install at Newbury Campus - Hub Technology
		NEWBURY SUBTOTAL:	\$ 1,451,240.00	\$ -	\$ 14,651.30	\$ 1,465,891.30	\$ 7,189.00	\$ 1,444,051.00	
		Commitments in Bold	\$ 1,098,838.00	\$ -	\$ 14,651.30	\$ 1,113,489.30			
		GRAND TOTAL:	\$ 1,524,838.00	\$ -	\$ 14,651.30	\$ 1,539,489.30			

**JOHN R. PIERCE SCHOOL
PRELIMINARY PROJECT SCHEDULE
60% Construction Documents Phase
May 31, 2024**

ID	Task Name	Start	Finish	2019				2020				2021				2022				2023				2024				2025				2026				2027				2028				2029				2030				2031
				Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1					
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.)																																																
50	SD Cost Estimates, Reconciliation and VE	Mon 7/11/22	Mon 8/8/22	▬ SD Cost Estimates, Reconciliation and VE																																																

Project Number: 2101

updated as of 5/31/24

Project Name: Brookline Pierce School

Company Name: MDS-Sasaki (including Consultants)

Company Name	Workforce Participation				
	Minority Hours	Minority %	Women Hours	Women %	Total Hours
MDS	1851.75	7.53%	15497.25	63.06%	24575.75
Sasaki	4689.5	39.64%	6159	52.06%	11831.5
A.M. Fogarty	0	0.00%	0	0.00%	281.5
Hastings	0	0.00%	0	0.00%	18
HLB	0	0.00%	382.5	99.22%	385.5
GEI	0	0.00%	0	0.00%	10
GGD	47	1.04%	169	3.72%	4540.5
LGCI	65.8	37.75%	0	0.00%	174.3
Feldman Land Surveyors	16	4.01%	8	2.01%	399
PEER Consultants, MBE/WBE	0	0.00%	1	0.21%	470.75
Souza True & Partners Inc.	44	5.21%	59	6.98%	845
New Vista Design	15	12.50%	15	12.50%	120
Pamela Perini Consulting		0.00%	150	100.00%	150
RDH	128.5	13.91%	157.25	17.02%	923.75
Thornton Tomasetti	0	0.00%	104	100.00%	104
Vanasse & Associates, Inc.	448.5	35.79%	459	36.62%	1253.25
Total	7306.05	157.37%	23161	493.41%	46082.8