

**JOHN R. PIERCE SCHOOL**

**Brookline, MA**



**OPM Monthly Project Update Report**

**September 2022**

FS	<b>SD</b>	DD	CD	BIDDING	CONSTRUCTION	CLOSEOUT	SITE
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During the month of September, the Project Team focus was on presenting the information contained in the slide show created over the past few months. Iterations of the presentation were shared with and presentations given to the SBC, Building Commission, School Committee, Select Board and Advisory Committee, and feedback was received and incorporated into the presentation.

Ultimately, the Select Board voted to accept the Schematic Design Report including a revised budget which included a geothermal well system and a cost escalation for the schedule impact of a Town vote in May.

Project Total Cost:	\$199,672,550
Geothermal:	\$6,784,086
Escalation:	\$3,538,932
Revised Total:	\$209,995,568

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

- 10/13/22 Project Notification Form to be submitted to MSBA
- 10/27/22 Schematic Design (SD) Submission to be submitted to MSBA
- 12/21/22 MSBA Board of Directors Meeting for Approval of Project Scope & Budget and to issue a Project Funding Agreement
- May 2023 Debt Exclusion Override and Town Meeting Vote

## **I. TASKS COMPLETED THROUGH SEPTEMBER 2022**

The following tasks were completed in the month of September 2022:

- 09/06/22 Submit August Monthly Report to the Town and MSBA
- 09/07/22 Weekly Team Meeting
- 09/08/22 School Building Committee Meeting
- 09/12/22 Parks & Recreation Meeting to Vote on Geothermal in Park
- 09/13/22 September Building Commission Meeting
- 09/14/22 Weekly Team Meeting
- 09/15/22 School Committee Meeting
- 09/21/22 Weekly Team Meeting
- 09/22/22 Advisory Committee Meeting
- 09/28/22 Select Board Meeting
- 09/28/22 Weekly Team Meeting

## **II. TASKS PLANNED FOR OCTOBER 2022**

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

- 
- 10/05/22 Submit September Monthly Report to the Town and MSBA
  - 10/05/22 Weekly Team Meeting
  - 10/11/22 September Building Commission Meeting
  - 10/12/22 Weekly Team Meeting
  - 10/13/22 Project Notification Form to be submitted to MSBA
  - 10/19/22 Select Board Meeting
  - 10/21/22 September SBAC Meeting
  - 10/26/22 Weekly Team Meeting
  - 10/27/22 Schematic Design (SD) Submission to be submitted to MSBA

### **III. PROJECT BUDGET OVERVIEW**

Expenditures against the budget totaled \$53,982.59 this month, which consisted of Designer Consultants fees related to the Schematic Design Phase services for the Feasibility Study.

Refer to the attached Total Project Budget Status Report and Cash Flow Charts, dated September 30, 2022.

### **IV. PROJECT SCHEDULE OVERVIEW**

The Schematic Design (SD) process continued with a focus on approval of the Total Project Budget throughout the month. Decisions were made regarding the inclusion of a Geothermal System installed in the park across School Street into the Total Project Budget and the date of the Town vote. During the month of September, the School Building Committee meet on September 8, the School Committee met on September 15, the Advisory Committee met on September 22 and the Select Board met on September 28 to review and approve the Total Project Budget. The Select Board made the decision to add geothermal system and to postpone the Town vote to the Spring Town Meeting in May 2023.

The Town submitted a request to extend the Feasibility Study Agreement from October 15, 2022 to December 21, 2022. The Project is scheduled to submit the SD Submission to the MSBA no later than October 27, 2022 in anticipation of being on the December 21, 2022 MSBA Board of Directors Meeting agenda. After the SD Submission is approved by the MSBA, the project will need to secure funding through a Debt Exclusion Vote and a Town Meeting Vote in May 2023. The attached Preliminary Project Schedule has been updated to reflect these changes.

Construction is scheduled to be bid in two bid packages – the first would be an Early Bid Package for Abatement, Demolition and Site Enabling Work, and the second for the Main

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Construction Bid Package. Since the Town vote has been extended to May 2023, the current construction completion is scheduled for July 2027 with a September 2027 School Opening date.

The inclusion of the Geothermal System will be dependent upon the Parks and Recreation Commission approving the placement in the park and the approval of a modified Article 97 process.

## **V. CONTRACT AMENDMENTS/BUDGET TRANSFERS**

No Contract Amendments or Budget Transfers were required during the month of September 2022.

## **VI. MBE / WBE PARTICIPATION**

The Minority Business Enterprise (MBE) participation goal is 5.1% and for Women Business Enterprise (WBE) participation, the goal is 10%. Based on the Designer Subcontracts awarded for the Feasibility Study/Schematic Design Phase, the percentage of fee for MBE is 8.4% and WBE is 35.9% for a combined total MBE/WBE participation of 44.3%. The percentages will be updated for the later phases of Design Development through Closeout of the project.

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

Minority Hours:	3,435.80	Minority Workforce Participation:	18.06%
Women Hours:	13,323.00	Women Workforce Participation:	70.03%
Total Hours Worked:	19,024.75		

Please refer to the attached Workforce Participation Report to learn more about workforce participation.

## **VII. COMMUNITY OUTREACH**

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

A Weekly Construction Progress Update that summaries progress made during the week and anticipated work planned for the upcoming week is posted to the website and distributed on a weekly basis.

## **VIII. ATTACHMENTS**

Monthly Invoice Summary, dated September 30, 2022  
Total Project Budget Status Report, dated September 30, 2022  
Monthly and Cumulative Cash Flow Reports, dated September 30, 2022  
OPM Amendment Status Log, dated September 30, 2022  
Architect/Engineer Amendment Status Log, dated September 30, 2022  
Construction Manager Amendment Status Log, dated September 30, 2022  
Preliminary Project Schedule, dated September 30, 2022  
Workforce Participation Hours Report, dated September 30, 2022

## MEMORANDUM

To: Brookline Building Commission  
 From: Lynn Stapleton, LeftField, LLC  
 Date: October 11, 2022  
 Re: John R. Pierce School – September 2022 Invoice Summary  
 Cc: Jim Rogers, Jennifer Carlson, LeftField, LLC

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

INVOICES						
ProPay Code	Vendor	Invoice #	Budget Category	Invoice Date	Description of Services	Invoice \$
0002-0000	Miller Dyer Spears Inc.	0068662	A/E – Feasibility Study/Schematic Design	09/30/2022	A/E Feasibility Study Services: September 1 – 30, 2022	\$9,982.59
0002-0000	Miller Dyer Spears Inc.	0068663	A/E – Feasibility Study/Schematic Design	09/30/2022	Amendment No. 3 – Geothermal Feasibility Study (CD Smith)	\$44,000.00
					Total MDS Invoices: (For Reference Only)	\$53,982.59
					<b>TOTAL:</b>	<b>\$53,982.59</b>

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

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

**Invoice**

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

September 30, 2022

Project No: 2101-000

Invoice No: 0068662

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

**Professional Services from September 1, 2022 to September 30, 2022**

Phase	01	PDP/PSR		
<b>Fee</b>				
Total Fee		408,215.00		
Percent Complete	100.00	Total Earned	408,215.00	
		Previous Fee Billing	408,215.00	
		Current Fee Billing	0.00	
		<b>Total Fee</b>		<b>0.00</b>
<b>Total this Phase</b>				<b>0.00</b>

Phase	02	Schematic Design		
<b>Fee</b>				
Total Fee		658,975.00		
Percent Complete	100.00	Total Earned	658,975.00	
		Previous Fee Billing	658,975.00	
		Current Fee Billing	0.00	
		<b>Total Fee</b>		<b>0.00</b>
<b>Total this Phase</b>				<b>0.00</b>

Phase	03	Survey - Feldman		
<b>Billing Limits</b>				
		<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Consultants		0.00	26,400.00	26,400.00
Limit				35,300.00
Remaining				8,900.00
<b>Total this Phase</b>				<b>0.00</b>

Phase	04	Geotech - Lahalaf		
<b>Billing Limits</b>				
		<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Consultants		0.00	35,305.00	35,305.00
Limit				38,155.00
Remaining				2,850.00
<b>Total this Phase</b>				<b>0.00</b>

Phase	05	HazMat - PEER		
<b>Consultants</b>				
PEER Consultants, P.C.				
8/31/2022	PEER Consultants, P.C.	Task 2.01 Limited HBM	9,982.59	
		Assessment, Day 7,8,9,10,11		
<b>Total Consultants</b>			<b>9,982.59</b>	<b>9,982.59</b>

<b>Billing Limits</b>		<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Consultants		9,982.59	44,772.41	54,755.00
Limit				72,820.00
Remaining				18,065.00
<b>Total this Phase</b>				<b>\$9,982.59</b>

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<b>Billing Limits</b>		<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Phase	06	Historical - BCA		
Consultants		0.00	3,500.00	3,500.00
Limit				19,500.00
Remaining				16,000.00
<b>Total this Phase</b>				<b>0.00</b>

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<b>Billing Limits</b>		<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Phase	07	Envelope - RDH		
Consultants		0.00	21,235.00	21,235.00
Limit				40,500.00
Remaining				19,265.00
<b>Total this Phase</b>				<b>0.00</b>

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<b>Billing Limits</b>		<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Phase	08	Traffic - Vanasse		
Consultants		0.00	15,556.35	15,556.35
Limit				16,000.00
Remaining				443.65
<b>Total this Phase</b>				<b>0.00</b>

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<b>Billing Limits</b>		<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Phase	09	Acentech- Community Noise Study		
Consultants		0.00	5,000.00	5,000.00
Limit				5,000.00
<b>Total this Phase</b>				<b>0.00</b>

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<b>Billing Limits</b>		<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Phase	11	Plan Changes MSBA Floor Plans markup		
8/15/2022 from Will track as separate phase since we have no ability to bill for this yet. There might be a case to be made for additional fee given that we will have unused reimbursable expenses				
<b>Total this Phase</b>				<b>0.00</b>
<b>Total this Invoice</b>				<b>\$9,982.59</b>

**Billings to date**

	<b>Current</b>	<b>Prior</b>	<b>Total</b>
Fee	0.00	1,067,190.00	1,067,190.00
Consultant	9,982.59	151,768.76	161,751.35
Expense	0.00	221.25	221.25
<b>Total</b>	<b>9,982.59</b>	<b>1,219,180.01</b>	<b>1,229,162.60</b>



# Billing Backup

Thursday, September 29, 2022

Miller Dyer Spears Inc.

Invoice 0068662 Dated 9/30/2022

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Project	2101-000	Brookline Pierce School
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Phase	05	HazMat - PEER
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## Consultants

PEER Consultants, P.C.

AP 0046523	8/31/2022	PEER Consultants, P.C. / Task 2.01 Limited HBM Assessment, Day 7,8,9,10,11	9,982.59
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<b>Total Consultants</b>	<b>9,982.59</b>	<b>9,982.59</b>
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<b>Total this Phase</b>	<b>\$9,982.59</b>
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<b>Total this Project</b>	<b>\$9,982.59</b>
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<b>Total this Report</b>	<b>\$9,982.59</b>
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**PEER Consultants, P.C.**

409 12th St SW  
Suite 603  
Washington, DC 20024  
(202) 478-2060

**To:**

MDS/Miller Dyer Spears  
Attn: Margaret Clark, RA, LEED AP BD+C  
40 Broad Street, Suite 103  
Boston, MA 02109  
via e-mail: [finance@mds-bos.com](mailto:finance@mds-bos.com); [mclark@mds-bos.com](mailto:mclark@mds-bos.com)

Invoice No. 35667  
Sequential Invoice No. 5

9/8/2022

**Environmental Science Consulting Services**  
**John R. Pierce School, 50 School Street, Brookline, MA**

*2101-000 T5  
pass thru*

Billing: May 1, 2022 through August 30, 2022

PEER Project No. 7755-001

Per 2/10/2021 Proposal

Task 2.01	Limited HBM Assessment, Day 7, 8, 9, 10 11	\$	8,125.00
Task 2.01(A)	Bulk ACM, 105 samples @ \$15/sample	\$	1,575.00
Task 2.01(C)	ACM Quantity Estimate, complete	\$	282.59

**Total Invoice:**

\$ 9,982.59



**Reviewed and Certified by:**

PEER Consultants, PC

*Kathy Duradas*  
Accounts Receivable Dept.  
(202) 478-2060

**Please remit to:**  
PEER Consultants, P.C.  
409 12th St SW  
Suite 603  
Washington, DC 20024

**Invoice**

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

September 30, 2022  
 Project No: 2101-003  
 Invoice No: 0068663

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

Project 2101-003 Brookline Pierce School Amendment #3

**Professional Services from September 1, 2022 to September 30, 2022**

Phase	01	Traffic				
<b>Billing Limits</b>			<b>Current</b>	<b>Prior</b>	<b>To-Date</b>	
Consultants			0.00	90,335.80	90,335.80	
Limit					90,750.00	
Remaining					414.20	
				<b>Total this Phase</b>		<b>0.00</b>

Phase	02	Geothermal				
<b>Consultants</b>						
CD Smith					40,000.00	
8/31/2022	CD Smith	Geothermal				
	<b>Total Consultants</b>			<b>1.1 times</b>	<b>40,000.00</b>	<b>44,000.00</b>
<b>Billing Limits</b>			<b>Current</b>	<b>Prior</b>	<b>To-Date</b>	
Consultants			44,000.00	0.00	44,000.00	
Limit					44,000.00	
				<b>Total this Phase</b>		<b>\$44,000.00</b>
				<b>Total this Invoice</b>		<b>\$44,000.00</b>

<b>Billings to date</b>		<b>Current</b>	<b>Prior</b>	<b>Total</b>
Consultant		44,000.00	90,335.80	134,335.80
<b>Total</b>		<b>44,000.00</b>	<b>90,335.80</b>	<b>134,335.80</b>

# Billing Backup

Thursday, September 29, 2022

Miller Dyer Spears Inc.

Invoice 0068663 Dated 9/30/2022

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Project	2101-003	Brookline Pierce School Amendment #3
Phase	02	Geothermal

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## Consultants

CD Smith

AP 0046504	8/31/2022	CD Smith / Geothermal	40,000.00	
<b>Total Consultants</b>			<b>1.1 times</b>	<b>40,000.00</b>

**44,000.00**

**Total this Phase \$44,000.00**

**Total this Project \$44,000.00**

**Total this Report \$44,000.00**



75 State Street, Suite 701  
 Boston, Massachusetts 02109  
 tel: 617 452-6000  
 fax: 617 345-3901  
 cdmsmith.com

August 26, 2022

2101-003  
T2

Ms. Margaret Clark  
 Miller Dyer Spears Architects  
 40 Broad Street, Suite 103  
 Boston, MA 02109

Subject: Brookline, MA - Pierce School Project  
 Geothermal Feasibility Study - Invoice No. 1

Dear Ms. Clark:

Please find enclosed Invoice No. 1 for professional engineering services related to completion of a geothermal feasibility study in accordance with our Agreement dated August 5, 2022. Work completed under the final invoicing period from March 16 through August 12, 2022 included preparation and submittal of the Geothermal Feasibility Study Report to MDS Architects.

**Budget Summary**

The following table summarizes the percent complete of the project:

<i>Budget Summary</i>	
Invoice Amount Due	\$40,000.00
Total Lump Sum Amount	\$40,000.00
Billed to Date	\$40,000.00
Amount Remaining	\$0.00
Percent Complete	100.00%



Please do not hesitate to contact me at (617) 452-6721 if you have any questions or require anything further.

Very truly yours,

Nicholas Castonguay, PG, PMP  
 Project Manager  
 CDM Smith Inc.

Enclosures: Invoice No.1



75 State Street  
 Suite 701  
 Boston MA 02109  
 Tel: +1(617) 452-6000

Please Remit To:  
 CDM Smith Inc.  
 PO Box 4021  
 Boston MA 02211

**INVOICE**

2101-003  
 T2

Miller Dyer Spears Architects  
 Margaret Clark, Senior Associate  
 40 Broad St Suite 103  
 Boston MA 02109

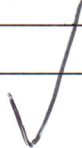
Account Number: 000200418081  
 Wire Routing: 011000138  
 Invoice Number: 90159241  
 Invoice Date: 08/26/2022  
 Project Number: 272831

**Amount Due: \$40,000.00**

**SERVICES FROM March 16, 2022 TO August 12, 2022**  
 Professional Services related to the Geothermal Feasibility Study the Pierce School Project, Brookline MA, in accordance with Agreement date August 5, 2022

**272831-Pierce School Brookline MA**

Description	Amount
Contract Amount	\$40,000.00
Lumpsum Amount	\$40,000.00
Percent Complete	100.00%
Billed ITD	\$40,000.00
Less Previously Billed	\$0.00
Total	\$40,000.00
Amount Due	\$40,000.00



Aging Summary							
Invoice #	Inv Date	Outstanding	Current	1 to 30 Days	31 to 60 Days	61 to 90 Days	Over 90 Days
No Records Found							
Total Due							

To ensure proper credit, please reference invoice number on your payment

If you have any questions regarding this invoice, please contact Leslie Fortier at (617)452-6687 or by email at fortierlm@cdmsmith.com.

**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
<b>FEASIBILITY STUDY AGREEMENT</b>										
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	\$ 508,913	\$ 1,458,913	\$ 1,458,913	100%	\$ 1,393,196	95%	\$ 65,718	*FSA 1, 2, 3, 5, 6
0003-0000	Environmental & Site	\$ 150,000		\$ 150,000	\$ 76,280	51%	\$ 76,280	51%	\$ 73,720	*CCC PC SD; CCC CA1
0004-0000	Other	\$ 800,000	\$ (754,797)	\$ 45,203	\$ -	0%	\$ -	0%	\$ 45,203	*FSA 1, 2, 3, 4, 5, 6
	<b>SUB-TOTAL</b>	<b>\$ 2,000,000</b>	<b>\$ -</b>	<b>\$ 2,000,000</b>	<b>\$ 1,881,077</b>	<b>94%</b>	<b>\$ 1,815,360</b>	<b>91%</b>	<b>\$ 184,640</b>	
<b>TOTAL PROJECT BUDGET</b>		<b>\$ 2,000,000</b>	<b>\$ -</b>	<b>\$ 2,000,000</b>	<b>\$ 1,881,077</b>	<b>94%</b>	<b>\$ 1,815,360</b>	<b>91%</b>	<b>\$ 184,640</b>	

FUNDING SOURCES		Max w/ Contingency	Max w/o Contingency	Project Budget	Scope Items Excluded	Contingencies	Basis of Total Facilities Grant	Reimbursement Rate
Maximum State Share		\$ 645,200	\$ 645,200					
Local Share		\$ 1,354,800	\$ 1,354,800	\$ 2,000,000	\$ -	\$ -	2,000,000	32.26%
<b>SUB-TOTAL</b>		<b>\$ 2,000,000</b>	<b>\$ 2,000,000</b>					

CONSTRUCTION COST ESTIMATES		Date	Estimator	Amount	SF	Cost Per SF
PSR Cost Estimate		09/17/21	AM Fogarty	\$146,388,307	305,740	\$478.80
CM SD Cost Estimate						#DIV/0!

**Feasibility Study Agreement Budget Transfers:**

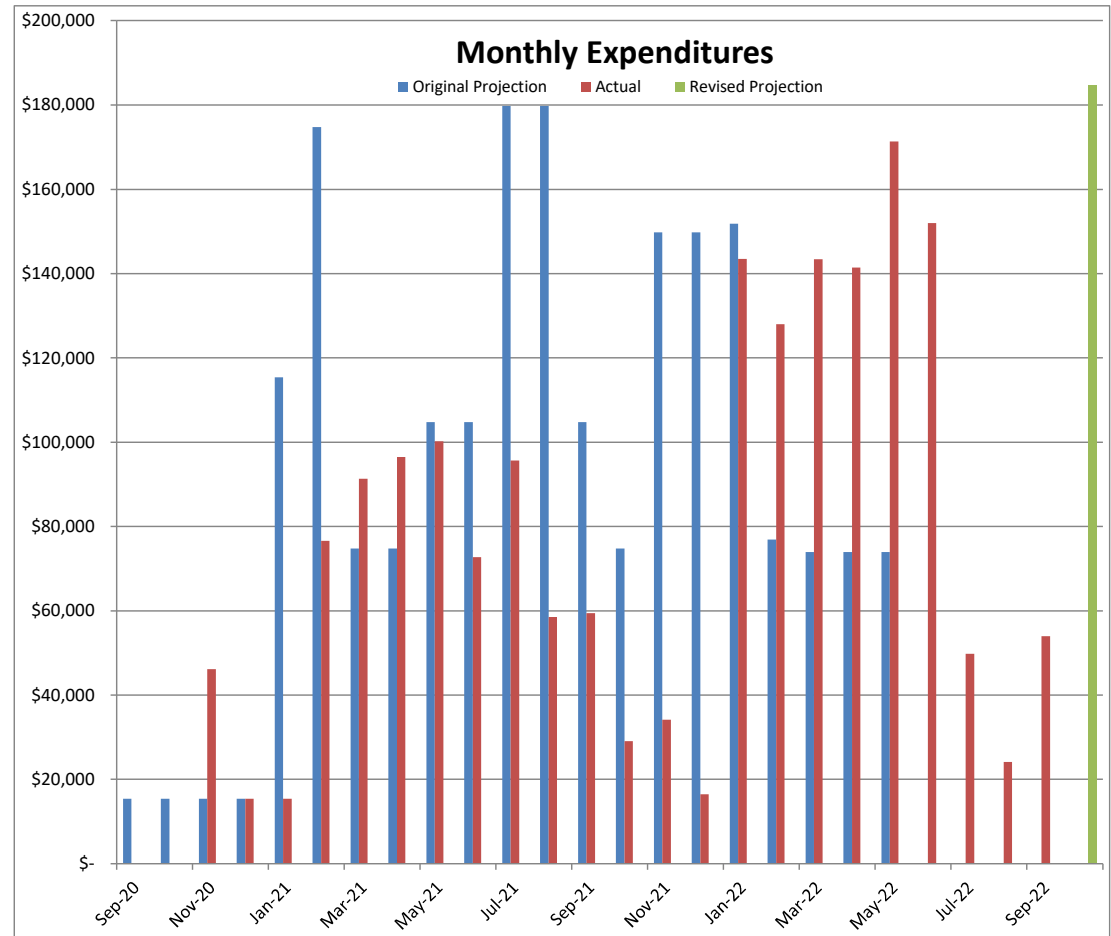
FSA BRR 01	11/30/2020	Transfer \$225,000 from Other Contingency to OPM Feasibility Study/Schematic Design to fund OPM Base Contract for Feasibility Study/Schematic Design.
FSA BRR 01	2/9/2021	Transfer \$344,466 from Other Contingency to A/E Feasibility Study/Schematic Design to fund A/E Base Contract for Feasibility Study/Schematic Design.
FSA BRR 02	8/10/2021	Transfer \$1,650 from Other Contingency to A/E Feasibility Study/Schematic Design to fund survey of interior slab deflection.
FSA BRR 03	9/14/2021	Transfer \$26,400 from Other Contingency to A/E Feasibility Study/Schematic Design to fund surveys of Garages A, B, D and E.
FSA BRR 04	10/12/2021	Transfer \$19,800 from Other Contingency to OPM Feasibility Study/Schematic Design to fund cost estimating services for PSR and SD.

**Feasibility Study Agreement Budget Transfers (Continued):**

FSA BRR 05	1/11/2022	Transfer \$134,750.00 from Other Contingency to A/E Feasibility Study/Schematic Design to fund Traffic Analysis and Geothermal Due Diligence and \$1,084.04 to OPM Feasibility Study/Schematic Design to printing costs for the PSR Submission.
FSA BRR 06	6/29/2022	Transfer \$1,647.12 from Other Contingency to A/E Feasibility Study/Schematic Design to fund hydrant flow test and reporting for FP design.

Monthly Cash Flow

Date	Original Projection	Actual	Revised Projection
Sep-20	\$ 15,395	\$ -	
Oct-20	\$ 15,395	\$ -	
Nov-20	\$ 15,395	\$ 46,185	
Dec-20	\$ 15,395	\$ 15,395	
Jan-21	\$ 115,395	\$ 15,395	
Feb-21	\$ 174,770	\$ 76,627	
Mar-21	\$ 74,770	\$ 91,349	
Apr-21	\$ 74,770	\$ 96,521	
May-21	\$ 104,770	\$ 100,208	
Jun-21	\$ 104,770	\$ 72,736	
Jul-21	\$ 179,770	\$ 95,641	
Aug-21	\$ 179,770	\$ 58,536	
Sep-21	\$ 104,770	\$ 59,452	
Oct-21	\$ 74,770	\$ 29,059	
Nov-21	\$ 149,770	\$ 34,155	
Dec-21	\$ 149,770	\$ 16,479	
Jan-22	\$ 151,875	\$ 143,486	
Feb-22	\$ 76,875	\$ 128,004	
Mar-22	\$ 73,935	\$ 143,420	
Apr-22	\$ 73,935	\$ 141,440	
May-22	\$ 73,935	\$ 171,346	
Jun-22	\$ -	\$ 152,006	
Jul-22	\$ -	\$ 49,789	
Aug-22	\$ -	\$ 24,150	
Sep-22	\$ -	\$ 53,983	
Oct-22			\$ 184,640
<b>Total:</b>	<b>\$ 2,000,000</b>	<b>\$ 1,815,360</b>	<b>\$ 184,640</b>



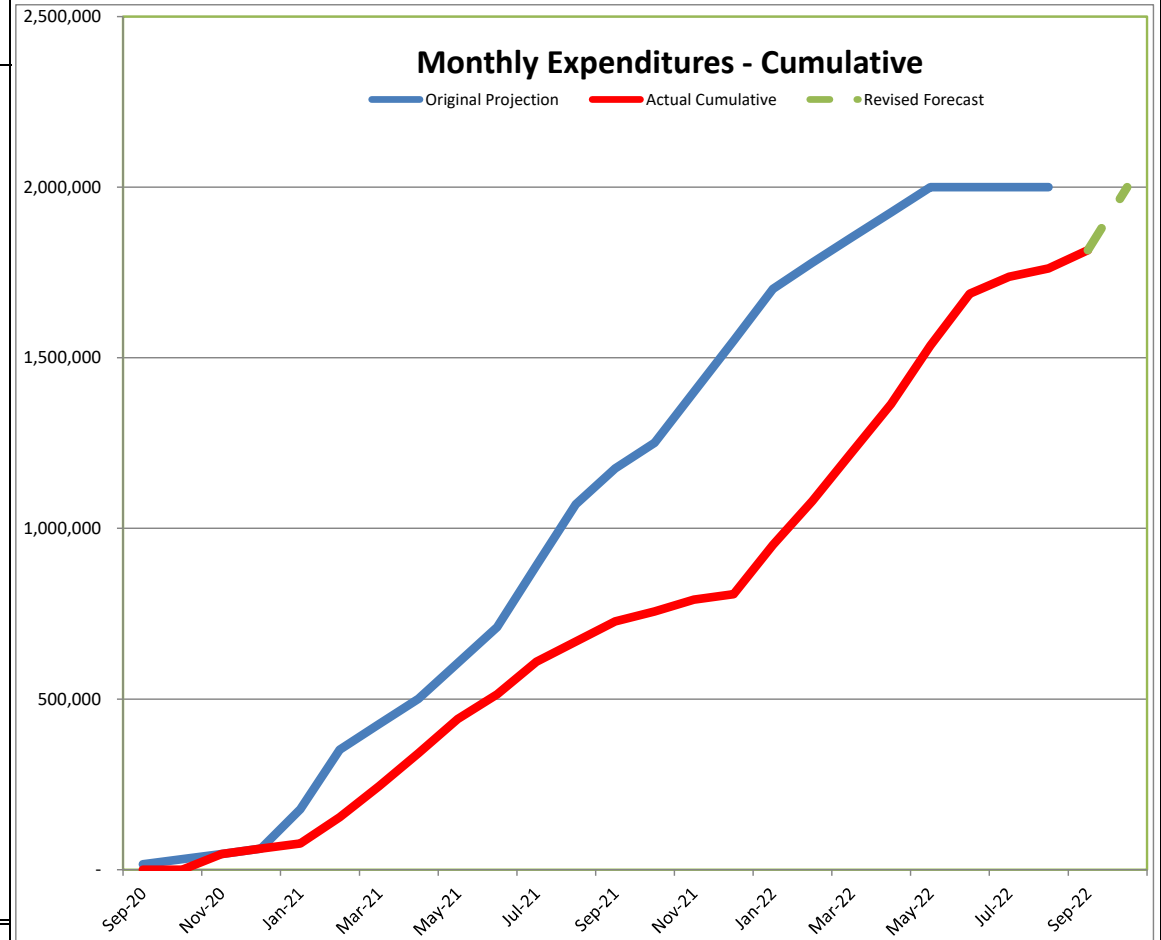


John R. Pierce School - Brookline, MA

September 30, 2022

Cumulative Cash Flow

Date	Original Projection	Actual Cumulative	Revised Forecast
Sep-20	15,395	\$ -	
Oct-20	30,790	\$ -	
Nov-20	46,185	\$ 46,185	
Dec-20	61,580	\$ 61,580	
Jan-21	176,975	\$ 76,975	
Feb-21	351,745	\$ 153,602	
Mar-21	426,515	\$ 244,951	
Apr-21	501,285	\$ 341,472	
May-21	606,055	\$ 441,680	
Jun-21	710,825	\$ 514,416	
Jul-21	890,595	\$ 610,056	
Aug-21	1,070,365	\$ 668,593	
Sep-21	1,175,135	\$ 728,044	
Oct-21	1,249,905	\$ 757,103	
Nov-21	1,399,675	\$ 791,258	
Dec-21	1,549,445	\$ 807,737	
Jan-22	1,701,320	\$ 951,223	
Feb-22	1,778,195	\$ 1,079,227	
Mar-22	1,852,130	\$ 1,222,647	
Apr-22	1,926,065	\$ 1,364,086	
May-22	2,000,000	\$ 1,535,432	
Jun-22	2,000,000	\$ 1,687,438	
Jul-22	2,000,000	\$ 1,737,227	
Aug-22	2,000,000	\$ 1,761,377	
Sep-22		\$ 1,815,360	\$ 1,815,360
Oct-22			\$ 2,000,000
<b>Total:</b>	<b>\$ 2,000,000</b>	<b>\$ 1,815,360</b>	<b>\$ 2,000,000</b>



**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								
	<b>TOTAL:</b>	<b>\$ 345,884.04</b>	<b>\$ 345,884.04</b>					<b>\$ 345,884.04</b>	<b>\$ -</b>	<b>100%</b>

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	\$ 161,971.60	\$ 65,303.40	71%
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							
<b>TOTAL:</b>	<b>\$ 1,458,913.12</b>					<b>\$ 1,393,195.52</b>	<b>\$ 65,717.60</b>	<b>95%</b>

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							
<b>TOTAL:</b>	<b>\$ 61,688.00</b>					<b>\$ 61,688.00</b>	<b>\$ -</b>	<b>100%</b>

**JOHN R. PIERCE SCHOOL  
PRELIMINARY PROJECT SCHEDULE  
Schematic Design Phase  
September 30, 2022**

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	<b>Eligibility Period</b>	<b>Mon 6/3/19</b>	<b>Wed 8/12/20</b>	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	<b>OPM Selection</b>	<b>Thu 4/16/20</b>	<b>Tue 11/10/20</b>	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	<b>Designer Selection</b>	<b>Wed 9/16/20</b>	<b>Wed 3/10/21</b>	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	<b>Preliminary Design Program (PDP)</b>	<b>Mon 12/14/20</b>	<b>Tue 7/20/21</b>	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	<b>Preferred Schematic Report (PSR)</b>	<b>Wed 6/16/21</b>	<b>Wed 3/2/22</b>	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	<b>Schematic Design (SD)</b>	<b>Thu 3/3/22</b>	<b>Wed 12/21/22</b>	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

Project Name: Brookline Pierce School

Company Name: MDS-Sasaki (including Consultants)

Company Name	Workforce Participation				
	Minority Hours	Minority %	Women Hours	Women %	Total Hours
MDS	0	0.00%	3824.5	64.00%	5975.5
Sasaki	3217.5	28.28%	9223	81.06%	11378.5
A.M. Fogarty	0	0.00%	0	0.00%	154.5
Hastings	0	0.00%	0	0.00%	18
GGD	0	0.00%	18	4.62%	389.25
LGCI	57.3	55.10%	0	0.00%	104
Feldman Land Surveyors	16	4.01%	8	2.01%	399
PEER Consultants	0	0.00%	0.5	0.27%	186.25
Souza True & Partners Inc.	0	0.00%	59	65.74%	89.75
New Vista Design	15	12.50%	15	12.50%	120
Pamela Perini Consulting		0.00%	35	100.00%	35
Vanasse & Associates, Inc.	130	74.29%	140	80.00%	175
Total	3435.8	174.17%	13323	410.20%	19024.75



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)	\$2,000,000
Designer Firm Name	Miller Dyer Spears Inc.	Encumbered (Reporting Period)	\$0
Principal	Will Spears	Encumbered (to Date)	\$1,881,077
General Contractor Firm Name	Consigli Construction Company, Inc.	Total Project Invoices Received (to Date)	\$1,815,360
General Contractor Contact Name	Jody Staruk	Project Completion Percentage	91%

**OPM** Leftfield, LLC

Progress Report as of Date 9/30/2022

**Contract Summary**

Original Contract Amount	\$325,000
Contract Amendments (to Date)	2
Value of Contract Amendments (to Date)	\$20,884
Total Contract Amount	\$345,884
Contract Amendments as Percentage of Original Contract Amount	6.4%

**Payment Summary**

Total Contract Amount	\$345,884
Invoices Paid (to Date)	\$345,884
Invoices Received (Reporting Period)	\$0
Contract Amount Remaining	\$0

OPM Activities (Reporting Period)	-09/06/22 Submit August Monthly Report to the Town and MSBA -09/07/22 Weekly Team Meeting -09/08/22 School Building Committee Meeting -09/12/22 Parks & Recreation Meeting to Vote on Geothermal in Park -09/13/22 September Building Commission Meeting -09/14/22 Weekly Team Meeting -09/15/22 School Committee Meeting -09/21/22 Weekly Team Meeting -09/22/22 Advisory Committee Meeting -09/28/22 Select Board Meeting -09/28/22 Weekly Team Meeting
Project Budget Status	Expenditures against the budget totaled \$53,982.59 this month, which consisted of Designer Consultants fees related to the Schematic Design Phase services for the Feasibility Study.
MSBA Closeout Status	Refer to the attached Total Project Budget Status Report and Cash Flow Charts, dated September 30, 2022.
Potential Issues	This project is currently in Feasibility Study. There are no potential issues to report at this time.

**DESIGNER** Miller Dyer Spears Inc.

Progress Report as of Date 9/30/2022

**Contract Summary**

Original Contract Amount	\$1,294,466
Contract Amendments (to Date)	4
Value of Contract Amendments (to Date)	\$164,447
Total Contract Amount	\$1,458,913
Contract Amendments as Percentage of Original Contract Amount	12.7%

**Payment Summary**

Total Contract Amount	\$1,458,913
Invoices Paid (to Date)	\$1,415,493
Invoices Received (Reporting Period)	\$53,982
Contract Amount Remaining	(\$10,562)

**MBE/WBE**

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

**Workforce Participation**

Total Hours	19,025
Minority Hours	3,436
Minority Percentage	8.4%
Minority Workforce Participation	18.1%
Female Hours	13,323
Female Percentage	10.0%
Female Workforce Participation	70.0%

**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	Schematic Design	Phase Scheduled Completion Date	12/21/2022
Designer Activities (Reporting Period)	-09/07/22 Weekly Team Meeting -09/08/22 School Building Committee Meeting -09/12/22 Parks & Recreation Meeting to Vote on Geothermal in Park -09/13/22 September Building Commission Meeting -09/14/22 Weekly Team Meeting -09/15/22 School Committee Meeting -09/21/22 Weekly Team Meeting -09/22/22 Advisory Committee Meeting -09/28/22 Select Board Meeting -09/28/22 Weekly Team Meeting -10/05/22 Weekly Team Meeting -10/11/22 September Building Commission Meeting -10/12/22 Weekly Team Meeting -10/13/22 Project Notification Form to be submitted to MSBA -10/19/22 Select Board Meeting -10/21/22 September SBAC Meeting -10/26/22 Weekly Team Meeting -10/27/22 Schematic Design (SD) Submission to be submitted to MSBA		
30 Day Look Ahead			
Commissioning Consultant	No assignment yet.		
Commissioning Consultant Status			

<b>GENERAL CONTRACTOR</b>	<b>Consigli Construction Company, Inc.</b>	<b>Progress Report as of Date 9/30/2022</b>
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**Contract Summary**

Original Contract Amount (including CM-At-Risk Amendments)	\$57,400
Change Orders (to Date)	1
Value of Change Orders (to Date)	\$4,288
Total Contract Amount	\$61,688
Procurement Type	Undetermined
Change Orders as Percentage of Original Contract Amount	7.5%
Pending Change Orders	\$0
Change Order Status	Contract Amendment 1 was approved by the Town and submitted to MSBA.

**Payment Summary**

Total Contract Amount	\$61,688
Invoices Paid (to Date)	\$61,688
Invoices Received (Reporting Period)	\$0
Contract Amount Remaining	\$0

**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)	
Substantial Completion Date (Contract)	12/21/2022
Substantial Completion Date (Certificate)	
Construction Progress (Reporting Period)	Preconstruction services during Schematic Design for estimating, value engineering and logistics planning.
30 Day Look Ahead	Preconstruction services during Schematic Design.
Overall Schedule Assessment	N/A
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	Currently in Schematic Design.

**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

Lynn Stapleton \_\_\_\_\_ Print Name

*Lynn Stapleton* \_\_\_\_\_ Signature

October 5, 2022 \_\_\_\_\_ Date