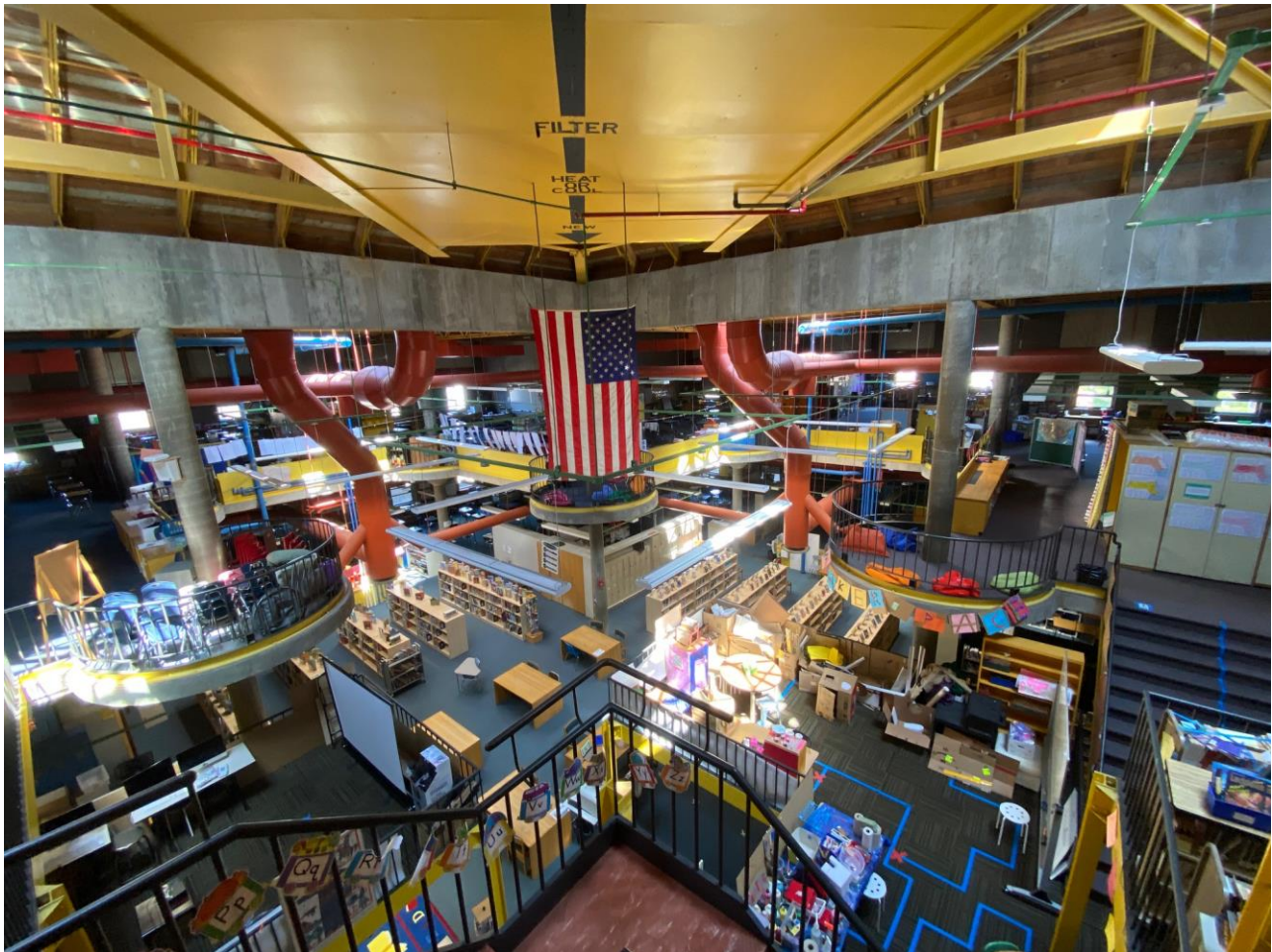


JOHN R. PIERCE SCHOOL

Brookline, MA



OPM Monthly Project Update Report

October 2021

FS	SD	DD	CD	BIDDING	CONSTRUCTION	CLOSEOUT	SITE
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During the month of October, the project team focused on exploring and developing the options identified in the Preliminary Design Program (PDP) that was submitted to the MSBA on June 15th. The project team received comments from the MSBA on August 13th and returned responses on September 3rd.

The PDP was approved by the SBC on June 14th, the Educational Plan and Space Summary were approved by the School Committee on June 14th, and the PDP was submitted to the MSBA on June 15th.

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

- 06/15/21 - Preliminary Design Program (PDP) Submission due to MSBA for staff review
- 12/28/21 - Preferred Schematic Report (PSR) submitted to MSBA – this means an option has been selected to explore further in Schematic Design
- 03/02/21 - MSBA Board of Directors Meeting to approve Preferred Schematic Report
- 06/22/22 – Schematic Design (SD) Report submitted to MSBA
- 08/31/22 - MSBA Board of Directors Meeting for Project Scope & Budget
- Town Meeting Vote: September 2022
- Debt Exclusion Override: September or November 2022

I. TASKS COMPLETED THROUGH OCTOBER 2021

The following tasks were completed in the month of October 2021:

- 10/06/21 Leftfield submitted Monthly Report to Town
- 10/05/21 Meeting with Police and Fire to review options
- 10/07/21 Meeting with Transportation Dept. to review traffic concerns
- 10/12/21 Leftfield submitted Monthly Report to MSBA
- 10/12/21 October Building Commission Meeting
- 10/14/21 School Building Committee Meeting
- 10/21/21 School Building Committee Meeting
- 10/25/21 Pierce Community Forum
- 10/28/21 School Building Committee Meeting

II. TASKS PLANNED FOR NOVEMBER 2021

The following tasks are planned for the month of November 2021:

- 11/1/21 Plan diagram walkthrough of Options 3b and 3b-H with Educational Leadership

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- 11/03/21 Weekly Project Team Meeting with Staff
 - 11/03/21 Leftfield submitted Monthly Report to MSBA
 - 11/08/21 School Building Committee Meeting
 - 11/09/21 November Building Commission Meeting
 - 11/22/21 School Committee Meeting

III. PROJECT BUDGET OVERVIEW

Expenditures against the budget totaled \$29,059.30 this month, which consisted of OPM and Designer fees related to the Preferred Schematic Report Phase services for the Feasibility Study and reimbursable services for independent cost estimating for the PSR Phase.

Refer to the attached Total Project Budget Status Report and Cash Flow Charts, dated October 31, 2021.

IV. PROJECT SCHEDULE OVERVIEW

The Pierce Project is currently in MSBA Module 3 – the Feasibility Study. The full Pierce School Building Committee (SBC) has started meeting every other week to provide feedback on the options under consideration and to guide the public process and community outreach endeavors. During the month of October, the SBC met 4 times.

At the October 28th SBC meeting, the SBC voted to remove all options from consideration except options 3b and 3b-H which will be scrutinized closer in coming meetings. Once the SBC selects a preferred option to pursue into Schematic Design (SD), the Preferred Schematic Report (PSR), a report highlighting the single preferred solution and outlining the process taken to get to that solution, will be submitted to the MSBA for review and voted on by the MSBA Board of Directors (BOD), a board that only meets every other month. The Project is on target to submit the PSR to the MSBA by December 28, 2021, which allows the MSBA time to review it prior to their March 2, 2022 BOD meeting. Prior to that meeting there will be meetings with MSBA staff to ensure the package is complete and ready for approval.

Once a preferred solution is approved by the MSBA BOD, the team moves into Schematic Design (SD) to further develop the solution. This solution will again be submitted to the MSBA for review and voted on by the MSBA BOD. The Project's target is to be on the August 2022 BOD meeting agenda. After the SD submission is approved by the MSBA, the project will need to secure funding through a vote at Town Meeting in September 2022 as part of the primary elections already slated to occur at that time. See attached Preliminary Project Schedule for more information.

V. CONTRACT AMENDMENTS/BUDGET TRANSFERS

OPM Contract Amendment No. 1 and the associated Budget Revision Request 4 were approved by the Building Commission, School Committee and Select Board.

No Contract Amendments or Budget Revisions were required in October 2021. Amendment No. 1.

VI. CONTRACT AMENDMENTS/BUDGET TRANSFERS

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

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 Community Forum was held on October 25, 2021. Approximately 60 members of the public attended with an additional 20 or so members of the SBC. The options were reviewed with the community with an hour reserved for questions and comments at the end of the presentation. The presentation and meeting recording were posted to the Pierce project website and attendees were encouraged to submit any further comments or questions via the website.

VIII. ATTACHMENTS

Monthly Invoice Summary, dated October 31, 2021
Total Project Budget Status Report, dated October 31, 2021
Monthly and Cumulative Cash Flow Reports, dated October 31, 2021
Preliminary Project Schedule, dated October 31, 2021

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	\$ 244,800	\$ 344,800	\$ 344,800	100%	\$ 221,030	64%	\$ 123,770	*FSA 1, 4
0002-0000	A&E Feasibility Study/Schematic Design	\$ 950,000	\$ 372,516	\$ 1,322,516	\$ 1,322,516	100%	\$ 527,881	40%	\$ 794,635	*FSA 1, 2, 3
0003-0000	Environmental & Site	\$ 150,000		\$ 150,000	\$ 8,192	5%	\$ 8,192	5%	\$ 141,808	
0004-0000	Other	\$ 800,000	\$ (617,316)	\$ 182,684	\$ -	0%	\$ -	0%	\$ 182,684	*FSA 1, 2, 3, 4
	SUB-TOTAL	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 1,675,508	84%	\$ 757,103	38%	\$ 1,242,897	
ADMINISTRATION										
0101-0000	Legal Fees	\$ -	\$ -	\$ -	\$ -				\$ -	
	Owner's Project Manager	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0102-0400	Design Development	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0102-0500	Construction Documents	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0102-0600	Bidding	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0102-0700	Construction Administration	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0102-0800	Closeout	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0102-0900	Extra Services	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0102-1000	Reimbursable Services	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0201-1100	Cost Estimates	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0103-0000	Advertising & Printing	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0104-0000	Permitting	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0105-0000	Owner's Insurance	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0199-0000	Other Administrative Costs	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
	SUB-TOTAL	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
Architectural & Engineering										
	A/E Basic Services	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0201-0400	Design Development	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0201-0500	Construction Documents	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0201-0600	Bidding	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0201-0700	Construction Administration	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0201-0800	Closeout	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0201-9900	Other Basic Services	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
	Extra/Reimbursable Services	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0203-9900	Other Reimbursables	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0204-0200	HazMat (incl. monitoring)	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0204-0300	Geotechnical/Geo-Environmental	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0204-0400	Site Survey & Site Requirements	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0204-0500	Wetlands	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0204-1200	Traffic Studies	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
	SUB-TOTAL	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
SITE ACQUISITION										
0301-0000	Land/Bldg. Purchase/Associated Services	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
	SUB-TOTAL	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	

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	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	
	SUB-TOTAL	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
CONSTRUCTION COSTS										
0502-0001	Construction Budget	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0508-0000	Change Orders	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
	SUB-TOTAL	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
ALTERNATES										
0506-0000				\$ -	\$ -	0%	\$ -	0%	\$ -	
	SUB-TOTAL	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
OTHER PROJECT COSTS										
0507-0000	Construction Contingency	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
	Miscellaneous Project Costs	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0601-0000	Utility Company Fees	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	
0602-0000	Testing Services	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	
0699-0000	Other Project Costs	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	
	Furnishings and Equipment	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
0701-0000	Furnishings	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	
0702-0000	Equipment	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	
0703-0000	Technology Equipment	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	
0801-0000	Owner's Contingency	\$ -		\$ -	\$ -	0%	\$ -	0%	\$ -	
	SUB-TOTAL	\$ -	\$ -	\$ -	\$ -	0%	\$ -	0%	\$ -	
TOTAL PROJECT BUDGET		\$ 2,000,000	\$ -	\$ 2,000,000	\$ 1,675,508	84%	\$ 757,103	38%	\$ 1,242,897	

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

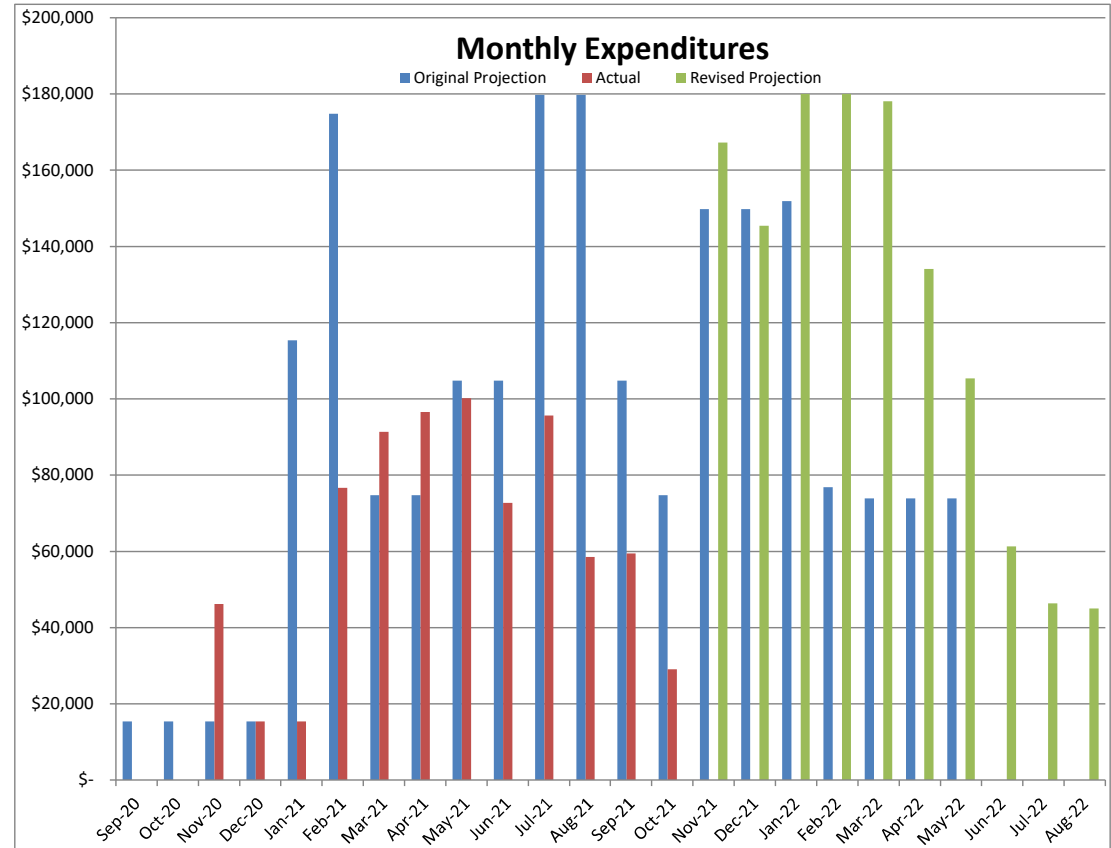
CONSTRUCTION COST ESTIMATES	Date	Estimator	Amount	SF	Cost Per SF
PSR Cost Estimate					#DIV/0!
CM SD Cost Estimate					#DIV/0!

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.

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		\$ 167,231
Dec-21	\$ 149,770		\$ 145,395
Jan-22	\$ 151,875		\$ 180,000
Feb-22	\$ 76,875		\$ 180,000
Mar-22	\$ 73,935		\$ 178,079
Apr-22	\$ 73,935		\$ 134,058
May-22	\$ 73,935		\$ 105,395
Jun-22	\$ -		\$ 61,339
Jul-22	\$ -		\$ 46,400
Aug-22	\$ -		\$ 45,000
Total:	\$ 2,000,000	\$ 757,103	\$ 1,242,897



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	\$ 757,103
Nov-21	1,399,675		\$ 924,334
Dec-21	1,549,445		\$ 1,069,729
Jan-22	1,701,320		\$ 1,249,729
Feb-22	1,778,195		\$ 1,429,729
Mar-22	1,852,130		\$ 1,607,808
Apr-22	1,926,065		\$ 1,741,867
May-22	2,000,000		\$ 1,847,262
Jun-22	2,000,000		\$ 1,908,600
Jul-22	2,000,000		\$ 1,955,000
Aug-22	2,000,000		\$ 2,000,000
Total:	\$ 2,000,000	\$ 728,044	\$ 2,000,000

