

MINUTES
SHERWOOD MIDDLE SCHOOL BUILDING COMMITTEE
May 21, 2013

Present: Mr. Fitzgerald, Mr. Cox, Mr. Wolohan, Ms. Canzano, Mr. Morgado

Also: Mr. Queeney, Ms. Crockett, Mr. Kincaid, Mr. Driscoll

Call to order at 7:05 PM in the Conference Room of the new Sherwood Middle School.

On a motion by Ms. Canzano, second by Mr. Wolohan, the minutes of March 19, 2013, were accepted.

On a motion by Ms. Canzano, second by Mr. Wolohan, the following bill schedules were approved:

PMA	\$1,980.00
School Department FF & E	\$2,345.43
School Department FF&E	\$153,139.44
School Department FF&E	\$5,332.50
LPA	\$7,800.00
LPA	\$13,800.00
PMA	\$26,000.00
PMA	\$30,165.00
Gilbane	\$759,282.65
	\$999,845.02

Mr. Queeney reported that work remains well on schedule and all aspects of the project are working well. Issues that arise are being dealt with in a timely manner.

Mr. Queeney presented and reviewed Change Order #10 and his summary of expenditures of contingencies and allowances dated May 21, 2013. He also reviewed the Sherwood Middle School Financial Summary that he has prepared. After discussion and on a motion by Mr. Cox, second by Ms. Canzano, the Committee voted to approve Change Order #10 and a BEA totaling \$1,657 and CCA's totaling \$1,307.

Ms. Lizotte advised that the building is settling in well and issues that develop are being addressed by Gilbane. One issue is the matter of balancing that is being worked on.

Ms. Crockett reported that a commissioning agent funded directly by the MSBA is involved in this process and has provided an excellent result to date.

Mr. Fitzgerald raised the issue of the visibility of the stop sign. Mr. Kincaid will have the paint redone but something more may need to be done to avoid motorists failing to stop.

Mr. Fitzgerald reported on the status of Mr. Ryan's document request. A series of documents are available for him to review.

Mr. Kincaid presented and reviewed the Gilbane report dated May 21, 2013. Gilbane expects to be off the site by the time school resumes in late August. The matter of the removal of excess soil was discussed. Rather than paying for disposal, the solution was to elevate the baseball field and surrounding area. The cost for this work after credits is \$62,620_±.

On a motion by Ms. Canzano, second by Mr. Wolohan, the Committee voted to accept this solution pending final review of all values and documentation.

The meeting adjourned at 8:10 PM.

Respectfully submitted,

Daniel J. Morgado
Town Manager

Materials Referenced

Meeting notice with attachments dated May 17, 2013

Bill schedules as noted

Summary of Expenditures of Contingencies and Allowances dated May 21, 2013

Change Order #10

Report prepared by Gilbane dated May 21, 2013



Town of Shrewsbury, Massachusetts
 Sherwood Middle School Project

SHERWOOD MIDDLE SCHOOL
 Summary of Expenditures of
 Contingencies and Allowances

May 21, 2013



PMA Construction Services
 Owner's Project Manager

Allowance Expenditures (AEAs)

\$ 2,761,615.00	Total Value of various categories as of establishment of GMP
\$ 1,787,900.31	Expenditures Previously Accepted by Building Committee
\$ -	AEA's Reviewed and Presented This Month for Building Committee ratification
\$ 973,714.69	Value of Allowance balances remaining
65%	Percentage Consumed

This Month:

<u>AEA #</u>	<u>Description</u>	<u>Amount</u>
	none to report	
TOTAL \$		-

CM Contingency Expenditures (BEAs)

\$ 1,030,485.00	Value of category as of establishment of GMP
\$ 274,716.73	Expenditures Previously Accepted by Building Committee
\$ 1,657.00	BEA's Reviewed and Presented This Month for Building Committee ratification
\$ 754,111.27	Value of CM Contingency balance remaining
27%	Percentage Consumed (including requested issues)
96%	Percentage Complete (as of GBCo Apr 2013 Req, adj. for unspent CM conting & Allowances)

This Month:

<u>BEA #</u>	<u>Description</u>	<u>Amount</u>
ATP 153	Upgrade Louvers to Roof Penthouses	\$ 1,657.00
TOTAL \$		1,657.00

Owners Construction Contingency Expenditures

\$ 1,851,268.00	Value of Category as of establishment of GMP
\$ 720,321	Executed Change Orders Authorized by Building Committee
\$ 1,307.00	Authorized Expenditures Not Yet Compiled into Change Order (see below)
\$ 1,129,640.00	Value of Owner Construction Contingency balance remaining
39%	Percentage Consumed
96%	Percentage Complete (as of GBCo Apr 2013 Req, adj. for unspent CM conting & Allowances)

This Month:

<u>CCA #</u>	<u>Description</u>	<u>Amount</u>
ATP 154	Reduction of Misc Iron Scope	\$ (2,400.00)
ATP 156	Furnish hold-open arms for door closers	\$ 3,707.00
TOTAL \$		1,307.00

Owners Soft Cost Contingency Expenditures

\$ 762,741.00	Total Value of various categories as of establishment of GMP
\$ 19,560.00	Expenditures Previously Approved
\$ -	Consultant Requests for Amendment Presented This Month for Bldg Comm. ratification
\$ 743,181.00	Value of CM Contingency balance remaining
3%	Percentage Consumed
96%	Percentage Complete (as of GBCo Apr 2013 Req, adj. for unspent CM conting & Allowances)

Sherwood Middle School Financial Summary

A summary of the reported and forecasted total project costs (in millions) over time is as follows:

\$47.3 Pre-Bid
 \$43.9 Bid/GMP
 \$41.2 Forecasts provided to in October 2012 and February 2013
 \$41.0 Today's Forecast with cautious allowances for the unexpected.

Construction GMP is summarized as follows:

\$37.0 Pre-Bid
 \$34.0 Bid/GMP
 \$33.6 Today's Forecast with cautious allowances for the unexpected

	At GMP	Expended thru 4/30/13	Balance Remaining	Forecast To- Go	Anticipated Unused Balance
Allowances in GMP	\$2,761,615	\$1,787,900	\$973,715	\$165,033	\$808,682
CM GMP Contingency	\$1,030,485	\$276,374	\$754,111	\$154,111	\$600,000
Owner's Construction Contingency	\$1,851,268	\$721,628	\$1,129,640	\$259,816	\$869,824
Owner's Soft Cost Contingency	\$761,741	\$19,560	\$742,181	\$108,000	\$634,181
Total of Allowances and Contingencies	\$6,405,109	\$2,805,462	\$3,599,647	\$686,960	\$2,912,687

GILBANE BUILDING COMPANY CHANGE ORDER

CO 10

CONTRACT FOR: Sherwood Middle School
 OWNER: Town of Shrewsbury
 ADDRESS: 100 Maple Avenue
 Shrewsbury, MA 01545

PROJECT NUMBER: 115074000
 CHANGE ORDER NO: 10 (Post GMP)
 DATE OF ISSUANCE: 3/25/13
 SUBMITTED BY: GILBANE BUILDING COMPANY
 CONTRACT DATED: 5/10/11

ARCHITECT: Lamoureux Pagano Associates

ARCHITECT PROJ NO:

The Contract changes as follows:

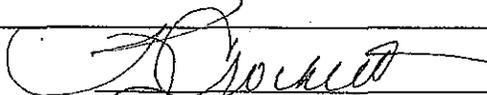
DESCRIPTION

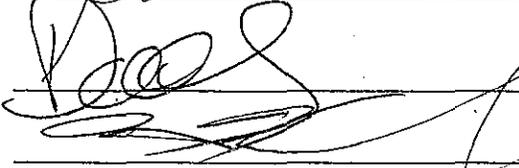
Change Order to adjust the GMP to include various Authorizations to Proceed (ATPs). See attached ATPs for description of change.

ATP Number	PCI Number	Change Request Description	Amount
ATP 140	OS-106	Replacement of damaged FRP Column Covers	\$3,455.00
ATP 141	OS-99	Misc. Carpentry in OT-PT, Life Skills, and Gym	\$8,348.00
ATP 145	OS-72	Relocate Hydrant at Parking Lot	\$2,700.00
ATP 146	OS-08	Plumbing Permit Credit	-\$1,341.00
ATP 150	OS-102	Revise Door Hardware and Remove Exit Sign	\$557.00
ATP 151	OS 108	Misc. Electrical	\$9,787.00
ATP 152	OS-105	Mag Hold Opens at Stair 4 Doors - PR 31	\$3,104.00

Signature of the Owner indicates agreement herewith, including any adjustment in the Contract Sum or the Contract Time

The original Guaranteed Maximum Price was	34,076,286.00
Net change by previously authorized Change Orders	693,711.00
Guaranteed Maximum Price prior to this Change Order	34,769,997.00
Guaranteed Maximum Price will be increased by this Change Order in the Amount	26,610.00
The new Guaranteed Maximum Price including this Change Order will be	34,796,607.00
The Contract Time will be unchanged by	0 days
The date of Substantial Completion for construction as of the date of this Change Order therefore is	10/31/13

Architect:  Date: 4-17-13

Owner:  Date: 4/24/2013

Company: GILBANE BUILDING COMPANY Date: 4-17-13

Distribution: Owner Lamoureux Pagano Associates GILBANE BUILDING COMPANY
 CR File CO File Other

Memorandum



Sherwood Middle School
GBC Project #: 5074

To: **Sherwood Middle School Building Committee**
From: **Walt Kincaid – Project Manager**
CC: **Jim Driscoll – Project Executive**
Date: **May 20, 2013**
Re: **CM Report**

Construction Activity this Period (April and May)

- Completed abatement of old school
- Completed old school building take down and removal, including foundations
- Removed oil tank
- Mobilized site contactor and installed new storm water run-off mitigation measures (SWPPP)
- Start-up of irrigation for athletic field, fertilized and cut lawn areas
- Completed miscellaneous additional work in New School.

Key Dates/Upcoming Activities

- Pulverize abandoned parking/drive areas (5/21)
- Excavation and grading for road connection and parking area
- Start curbing, site lighting and remainder of concrete side walks
- Resume loam screening operation
- Touch-up landscaping adjacent new building. Loam and seed settlement and traffic areas
- Balance of site work and athletic field to commence at summer vacation

Other Business:

- Construction Payment Application #26 (period ending March) : \$ 759,282.65
- Construction Payment Application #27 (period ending April) : \$ 565,921.20
- Arsenic/re-grading change
- Concrete completion
- Demolition allowance/savings











