



TOWN OF SHREWSBURY

Richard D. Carney Municipal Office Building
100 Maple Avenue
Shrewsbury, Massachusetts 01545-5338

Present: Mr. Kane, Mr. Collins Ms. Boucher, Mr. Girardi, Mr. Masiello, Mr. Cox, Ms. Fryc, Dr. Sawyer, Mr. Mizikar

Absent: Mr. Masiello

Also Present: Mr. Paul Queeney, Mr. Chris Carroll and Walter Hartley of PMA Consultants, LLC, Ms. Katie Crockett of Lamoureux Pagano & Associates, and Mr. Frank Payeur of Fontaine Brothers

MINUTES

February 12, 2019

1. Call to Order

Mr. Kane called the meeting to order at 6:00 pm

2. Meeting Minutes of January 8, 2019 and CM-at-Risk subcommittee minutes of December 5, 2018

On a motion by Dr. Sawyer, seconded by Ms. Boucher, the Committee unanimously voted to approve the minutes as written.

3. Hear reports, review and act on the following matters:

a. Report from the Owner's Project Manager

i. Project Schedule

Mr. Chris Carroll of PMA announced that Paul Queeney would be leaving PMA Consultants after 26 years and Walter Hartley would be taking over his work on the Beal School. Mr. Queeney reviewed the current project schedule which is now in the Design Development phase with drawings prepared to be sent to the MSBA on February 22nd. At the March meeting, PMA will present an updated construction cost estimate and how it tracks with the budget.

ii. Project Financials

Mr. Queeney reviewed a handout of the project budget and the current construction cost estimate that starts at line 51. Line 98 has the total estimated construction cost of \$74,111,830. There was one adjustment to increase a loop around the site by 4 feet that added \$60,000 to the project cost but was a necessity for safety. The cost estimate is still under the established budget.

b. Report from the Architect

i. Project Update

Ms. Crockett stated that Design Development is advancing and an interdepartmental meeting was held at the municipal building to review the drawings and obtain comments to incorporate. LPA also gave an update to the School Committee. LPA has organized further geotechnical work to be done at the Glavin site to further examine the naturally occurring arsenic soil and soil composition with a high silt content. The Design Development drawings were updated for the Committee's review. On March 7, a reconciliation meeting for DD Estimates will be scheduled

for a March 12th vote on the reconciled numbers for submission to the MSBA. There will also be a site plan review meeting on March 7th with the Planning Board. From here on, the 60 % contract documents for the building in parallel with the 100% site drawings for the site which will be completed simultaneously in early May. Mr. Payeur of Fontaine Brothers said there is no concerns from Fontaine Brothers other than a few concerns regarding soil.

On a motion by Mr. Cox, seconded by Ms. Fryc, the Committee unanimously voted to submit a site plan to the Shrewsbury Planning Board.

4. Lake Street Realignment Update

Mr. Mizikar briefed the committee on the realignment and construction. The construction aspect of the realignment has a budget of about \$1.2 million. There are three options in regards to access to Lake Street during construction which include allowing traffic to continue to flow over Lake Street while keeping one lane open over entire course of the project which would have 1.6 million additional cost not included in the budget, 2nd option is to construct temporary roadway through the Beal Building site which would cost \$500-\$600k, 3rd option is to have roadway closed to traffic through duration of construction. The less open the roadway is, the faster the project could be done. Police, Fire, and School are all in agreement with the complete closure of the portion of Lake Street during realignment. The project should only take about 4 months with complete closure.

On a motion by Ms. Boucher, seconded by Mr. Girardi, the Committee unanimously voted to recommend the closure option for the reconstruction of Lake Street.

5. Authorize Submission of Design Development Package without Estimates

On a motion by Ms. Fryc, seconded by Mr. Cox, the Committee unanimously voted to authorize the submission of the Design Development Package without estimates.


6. Set date for next meeting

The next meeting is set for March 12, 2019 at 6:00 pm in the Old Selectmen's Room.

7. Adjourn

On a motion by Dr. Sawyer, seconded by Mr. Cox , the Committee unanimously voted to adjourn at 7:28 pm.

Respectfully Submitted,



Valerie Clemmey, Administrative Assistant

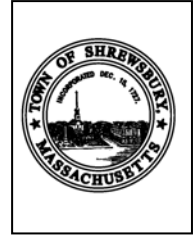
Referenced Materials

Minutes and Bill Schedules as noted above
2/12/19 Master Schedule Handout
2/12/19 Budget Summary Handout
Total Project Budget Handout

Update 13 New Shrewsbury Beal Elementary School Project - MSBA FS/SD Schedule			PMA Consultants					11-Feb-19 16:39																								
Activity ID	Activity Name	Original Duration	Start	Finish	Actual Start	Actual Finish	Total Float	Calendar	2017				2018				2019				2020				2021				2022			
									Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Update 13 New Shrewsbury Beal Elementary School Project - MSBA FS/SD Schedule																																
OPM Selection																																
A1000	PMA Interview	0		30-Mar-17 A		30-Mar-17		Standard 5 Day Workweek w	◆ PMA Interview																							
A1010	OPM Selection Period	33	15-Mar-17 A	01-May-17 A	15-Mar-17	01-May-17		Standard 5 Day Workweek w	■ OPM Selection Period																							
A1020	Contract Negotiation	4	31-Mar-17 A	06-Apr-17 A	31-Mar-17	06-Apr-17		Standard 5 Day Workweek w	Contract Negotiation																							
A1380	MSBA OPM Review Panel	2	01-May-17 A	03-May-17 A	01-May-17	03-May-17		Standard 5 Day Workweek w	MSBA OPM Review Panel																							
Designer Selection																																
A1030	OPM Draft Designer RFS	6	04-May-17 A	12-May-17 A	04-May-17	12-May-17		Standard 5 Day Workweek w	OPM Draft Designer RFS																							
A1040	MSBA Approval Designer RFS	10	12-May-17 A	26-May-17 A	12-May-17	26-May-17		Standard 5 Day Workweek w	MSBA Approval Designer RFS																							
A1050	Designer RFS Response Period	13	29-May-17 A	16-Jun-17 A	29-May-17	16-Jun-17		Standard 5 Day Workweek w	Designer RFS Response Period																							
A1060	Designer RFS Advertisements	3	24-May-17 A	29-May-17 A	24-May-17	29-May-17		Standard 5 Day Workweek w	Designer RFS Advertisements																							
A1070	Evaluate Responses & Submit to MSBA	4	17-Jun-17 A	23-Jun-17 A	17-Jun-17	23-Jun-17		Standard 5 Day Workweek w	Evaluate Responses & Submit to MSBA																							
A1080	Designer Selection Panel Mtg #1	0		11-Jul-17 A		11-Jul-17		Standard 5 Day Workweek w	◆ Designer Selection Panel Mtg #1																							
A1100	Negotiate & Execute Contract	27	12-Jul-17 A	30-Aug-17 A	12-Jul-17	30-Aug-17		Standard 5 Day Workweek w	■ Negotiate & Execute Contract																							
FEASIBILITY STUDY - 9 MONTHS																																
Preliminary Design Program (6 Months)																																
A1110	School Dept Update Education Program	85	01-Aug-17 A	01-Dec-17 A	01-Aug-17	01-Dec-17		Standard 5 Day Workweek w	■ School Dept Update Education Program																							
A1120	Draft Initial Space Summary	6	01-Nov-17 A	30-Nov-17 A	01-Nov-17	30-Nov-17		Standard 5 Day Workweek w	Draft Initial Space Summary																							
A1130	Evaluation of Existing Conditions	43	01-Aug-17 A	01-Nov-17 A	01-Aug-17	01-Nov-17		Standard 5 Day Workweek w	■ Evaluation of Existing Conditions																							
A1140	Establish Site Development Requirements	85	01-Aug-17 A	11-Jan-18 A	01-Aug-17	11-Jan-18		Standard 5 Day Workweek w	■ Establish Site Development Requirements																							
A1150	Preliminary Evaluation of Alternatives	71	02-Oct-17 A	12-Jan-18 A	02-Oct-17	12-Jan-18		Standard 5 Day Workweek w	■ Preliminary Evaluation of Alternatives																							
A1160	Compile & Submit PDP to MSBA (DUE 8 WEEKS PRIOR TO PSR SUBMISSION)	16	24-Jan-18 A	16-Feb-18 A	24-Jan-18	16-Feb-18		Standard 5 Day Workweek w	■ Compile & Submit PDP to MSBA (DUE 8 WEEKS PRIOR TO PSR SUBMISSION)																							
A1170	MSBA Review Period	15	19-Feb-18 A	09-Apr-18 A	19-Feb-18	09-Apr-18		Standard 5 Day Workweek w	■ MSBA Review Period																							
A1180	Respond to MSBA Review Comments	6	10-Apr-18 A	23-Apr-18 A	10-Apr-18	23-Apr-18		Standard 5 Day Workweek w	Respond to MSBA Review Comments																							
A1190	Education Program Refined with Designer Input	36	30-Nov-17 A	18-Jan-18 A	30-Nov-17	18-Jan-18		Standard 5 Day Workweek w	■ Education Program Refined with Designer Input																							
A1200	Final Review & Acceptance of Education Program	25	15-Dec-17 A	14-Feb-18 A	15-Dec-17	14-Feb-18		Standard 5 Day Workweek w	■ Final Review & Acceptance of Education Program																							
A1210	Cost & Schedule Analysis of PDP Alternatives	10	10-Jan-18 A	18-Jan-18 A	10-Jan-18	18-Jan-18		Standard 5 Day Workweek w	Cost & Schedule Analysis of PDP Alternatives																							
A1220	SBC Review of PDP Alternatives	3	18-Jan-18 A	23-Jan-18 A	18-Jan-18	23-Jan-18		Standard 5 Day Workweek w	SBC Review of PDP Alternatives																							
A1320	Building Committee Meeting - Vote Approval PDP Alternatives	0		23-Jan-18 A		23-Jan-18		Standard 5 Day Workweek w	◆ Building Committee Meeting - Vote Approval PDP Alternatives																							
A1390	Kick Off Meeting with MSBA	0		23-Aug-17 A		23-Aug-17		Standard 5 Day Workweek w	◆ Kick Off Meeting with MSBA																							
A1400	Identify Short List of Alternate Sites if/as required	85	01-Aug-17 A	12-Dec-17 A	01-Aug-17	12-Dec-17		Standard 5 Day Workweek w	■ Identify Short List of Alternate Sites if/as required																							
A1560	PDP Core - Staff & Public Mtgs & Programming Mtgs - to Develop Grade Configuration	59	01-Aug-17 A	11-Jan-18 A	01-Aug-17	11-Jan-18		Standard 5 Day Workweek w	■ PDP Core - Staff & Public Mtgs & Programming Mtgs - to Develop Grade Configuration																							
A1570	School Committee Vote on K-1 or K-4 Grade Configuration	0		25-Oct-17 A		25-Oct-17		Standard 5 Day Workweek w	◆ School Committee Vote on K-1 or K-4 Grade Configuration																							
Preferred Schematic Report (3 Months)																																
A1230	Evaluation of Existing Conditions (Phase II Exploration)	34	15-Feb-18 A	27-Apr-18 A	15-Feb-18	27-Apr-18		Standard 5 Day Workweek w	■ Evaluation of Existing Conditions (Phase II Exploration)																							
A1240	Final Evaluation of Alternatives	34	15-Feb-18 A	27-Apr-18 A	15-Feb-18	27-Apr-18		Standard 5 Day Workweek w	■ Final Evaluation of Alternatives																							
A1250	Analysis, Identification and Development of Preferred Solution	46	15-Feb-18 A	27-Apr-18 A	15-Feb-18	27-Apr-18		Standard 5 Day Workweek w	■ Analysis, Identification and Development of Preferred Solution																							
A1260	Local Actions and Approvals	55	15-Feb-18 A	02-May-18 A	15-Feb-18	02-May-18		Standard 5 Day Workweek w	■ Local Actions and Approvals																							
A1270	MSBA Board of Directors Approval of PSR	0		27-Jun-18 A		27-Jun-18		Standard 5 Day Workweek w	◆ MSBA Board of Directors Approval of PSR																							
A1280	MSBA PSR Review Period	15	09-May-18 A	06-Jun-18 A	09-May-18	06-Jun-18		Standard 5 Day Workweek w	■ MSBA PSR Review Period																							
A1290	MSBA Facilities Assessment Subcommittee (FAS Mtg)	0		06-Jun-18 A		06-Jun-18		Standard 5 Day Workweek w	◆ MSBA Facilities Assessment Subcommittee (FAS Mtg)																							
A1300	Design Team Response to MSBA PSR Review Comments Due	6	07-Jun-18 A	19-Jun-18 A	07-Jun-18	19-Jun-18		Standard 5 Day Workweek w	■ Design Team Response to MSBA PSR Review Comments Due																							
A1310	Compile and Submit PSR	5	01-May-18 A	09-May-18 A	01-May-18	09-May-18		Standard 5 Day Workweek w	Compile and Submit PSR																							
A1360	SBC meeting to approve 5/1/18 meeting minutes	0		08-May-18 A		08-May-18		Standard 5 Day Workweek w	◆ SBC meeting to approve 5/1/18 meeting minutes																							
A1410	Develop System Narratives & Conceptual Bldg Plans/Site Plans	34	15-Feb-18 A	04-Apr-18 A	15-Feb-18	04-Apr-18		Standard 5 Day Workweek w	■ Develop System Narratives & Conceptual Bldg Plans/Site Plans																							
A1420	Cost Estimate - 3rd Party Estimators	10	05-Apr-18 A	19-Apr-18 A	05-Apr-18	19-Apr-18		Standard 5 Day Workweek w	Cost Estimate - 3rd Party Estimators																							
A1430	Reconciliation of 3rd Party Estimates	2	19-Apr-18 A	20-Apr-18 A	19-Apr-18	20-Apr-18		Standard 5 Day Workweek w	Reconciliation of 3rd Party Estimates																							
A1440	SBC Approval of Preferred Schematic Report	0		30-Apr-18 A		30-Apr-18		Standard 5 Day Workweek w	◆ SBC Approval of Preferred Schematic Report																							
A1620	SBC review of Preferred Schematic Report	5	24-Apr-18 A	30-Apr-18 A	24-Apr-18	30-Apr-18		Standard 5 Day Workweek w	SBC review of Preferred Schematic Report																							
A1630	Executive Committee Meeting / Budget review	0		24-Apr-18 A		24-Apr-18		Standard 5 Day Workweek w	◆ Executive Committee Meeting / Budget review																							
SCHEMATIC DESIGN (6 Months)																																
DESE Submittal																																
A1450	DESE Submission [Provide example to District]	20	03-Aug-18 A	12-Sep-18 A	03-Aug-18	12-Sep-18		Standard 5 Day Workweek w	■ DESE Submission [Provide example to District]																							

■ Remaining Level of Effort
■ Remaining Work
■ Actual Work
■ Critical Remaining Work
◆ Milestone

Update 13 New Shrewsbury Beal Elementary School Project - MSBA FS/SD Schedule			PMA Consultants					11-Feb-19 16:39																																	
Activity ID	Activity Name	Original Duration	Start	Finish	Actual Start	Actual Finish	Total Float	Calendar	2017				2018				2019				2020				2021				2022												
									Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4									
A1460	MSBA Review of DESE Submittal	5	13-Sep-18 A	14-Sep-18 A	13-Sep-18	14-Sep-18		Standard 5 Day Workweek w																																I	MSBA Review of DESE Submittal
A1470	DESE Review and Approval	39	17-Sep-18 A	27-Sep-18 A	17-Sep-18	27-Sep-18		Standard 5 Day Workweek w																															I	DESE Review and Approval	
Schematic Design Submittal																																									
A1640	SD Kick-off	1	15-May-18 A	15-May-18 A	15-May-18	15-May-18		Standard 5 Day Workweek w																															I	SD Kick-off	
A1650	Site Program Meeting	1	16-May-18 A	16-May-18 A	16-May-18	16-May-18		Standard 5 Day Workweek w																															I	Site Program Meeting	
A1660	Room Data Sheet Meeting	9	15-May-18 A	31-May-18 A	15-May-18	31-May-18		Standard 5 Day Workweek w																															I	Room Data Sheet Meeting	
A1670	Sustainable Design Meeting	5	13-Jun-18 A	13-Jun-18 A	13-Jun-18	13-Jun-18		Standard 5 Day Workweek w																															I	Sustainable Design Meeting	
A1680	Geotechnical & Site Survey & Hazmat & Flow Test	14	15-May-18 A	07-Sep-18 A	15-May-18	07-Sep-18		Standard 5 Day Workweek w																															I	Geotechnical & Site Survey & Hazmat & Flow Test	
A1690	Lake Street Realignment - Meeting	16	18-May-18 A	18-May-18 A	18-May-18	18-May-18		Standard 5 Day Workweek w																															I	Lake Street Realignment - Meeting	
A1700	K-4 Redistricting Plan [Provide example to District]	20	03-Aug-18 A	30-Aug-18 A	03-Aug-18	30-Aug-18		Standard 5 Day Workweek w																															I	K-4 Redistricting Plan [Provide example to District]	
A1710	SD Base Drawings	18	09-May-18 A	09-Jun-18 A	09-May-18	09-Jun-18		Standard 5 Day Workweek w																															I	SD Base Drawings	
A1720	Kitchen Meeting	5	12-Jun-18 A	12-Jun-18 A	12-Jun-18	12-Jun-18		Standard 5 Day Workweek w																															I	Kitchen Meeting	
A1730	Consultant Kick-off Meeting	1	05-Jun-18 A	05-Jun-18 A	05-Jun-18	05-Jun-18		Standard 5 Day Workweek w																															I	Consultant Kick-off Meeting	
A1740	Interdepartmental Review Meeting	5	12-Jun-18 A	12-Jun-18 A	12-Jun-18	12-Jun-18		Standard 5 Day Workweek w																															I	Interdepartmental Review Meeting	
A1750	School Building Committee Update Meeting	0		12-Jun-18 A		12-Jun-18		Standard 5 Day Workweek w																															◆	School Building Committee Update Meeting	
A1760	SD 50% Drawings	20	04-Jun-18 A	29-Jun-18 A	04-Jun-18	29-Jun-18		Standard 5 Day Workweek w																															I	SD 50% Drawings	
A1770	School Building Committee Update Meeting	0		10-Jul-18 A		10-Jul-18		Standard 5 Day Workweek w																															◆	School Building Committee Update Meeting	
A1780	SD 100% Drawings	22	02-Jul-18 A	01-Aug-18 A	02-Jul-18	01-Aug-18		Standard 5 Day Workweek w																															I	SD 100% Drawings	
A1790	Compile Drawings for Estimate	2	02-Aug-18 A	03-Aug-18 A	02-Aug-18	03-Aug-18		Standard 5 Day Workweek w																															I	Compile Drawings for Estimate	
A1810	Estimates	15	04-Aug-18 A	27-Aug-18 A	04-Aug-18	27-Aug-18		Standard 5 Day Workweek w																															I	Estimates	
A1820	Reconciliation/Project Budget	2	27-Aug-18 A	28-Aug-18 A	27-Aug-18	28-Aug-18		Standard 5 Day Workweek w																															I	Reconciliation/Project Budget	
A1830	School Building Committee Meeting	0		28-Aug-18 A		28-Aug-18		Standard 5 Day Workweek w																															◆	School Building Committee Meeting	
A1840	School Committee Meeting	0		29-Aug-18 A		29-Aug-18		Standard 5 Day Workweek w																															◆	School Committee Meeting	
A1850	Owner Review of Submission	3	30-Aug-18 A	04-Sep-18 A	30-Aug-18	04-Sep-18		Standard 5 Day Workweek w																															I	Owner Review of Submission	
A1860	School Building Committee Meeting Vote	0		04-Sep-18 A		04-Sep-18		Standard 5 Day Workweek w																															◆	School Building Committee Meeting Vote	
A1870	Prepare Document - Submit to the MSBA	6	05-Sep-18 A	12-Sep-18 A	05-Sep-18	12-Sep-18		Standard 5 Day Workweek w																															I	Prepare Document - Submit to the MSBA	
A1880	MSBA Review	23	13-Sep-18 A	26-Sep-18 A	13-Sep-18	26-Sep-18		Standard 5 Day Workweek w																															I	MSBA Review	
A1900	MSBA Board Meeting	0		31-Oct-18 A		31-Oct-18		Standard 5 Day Workweek w																															◆	MSBA Board Meeting	
A1920	Town-Wide Vote on Project Scope & Budget Agreement (PS&BA)	0		06-Nov-18 A		06-Nov-18		Standard 5 Day Workweek w																															◆	Town-Wide Vote on Project Scope & Budget Agreement (PS&BA)	
A1960	Schematic Design - Presentation to BofS	0		11-Sep-18 A		11-Sep-18		Standard 5 Day Workweek w																															◆	Schematic Design - Presentation to BofS	
A1970	BofS Meeting to Sign Warrant	0		25-Sep-18 A		25-Sep-18		Standard 5 Day Workweek w																															◆	BofS Meeting to Sign Warrant	
A1980	Special Town Meeting to Approve Warrant	0		22-Oct-18 A		22-Oct-18		Standard 5 Day Workweek w																															◆	Special Town Meeting to Approve Warrant	
A2130	Project Notification Form to the Mass Historical Commission (MHC)	5	29-Jun-18 A	19-Jul-18 A	29-Jun-18	19-Jul-18		Standard 5 Day Workweek w																															I	Project Notification Form to the Mass Historical Commission (MHC)	
A2140	MHC Review Period	21	20-Jul-18 A	13-Aug-18 A	20-Jul-18	13-Aug-18		Standard 5 Day Workweek w																															I	MHC Review Period	
A2150	BofS Meeting: Discuss Ballot Question	0		14-Aug-18 A		14-Aug-18		Standard 5 Day Workweek w																															◆	BofS Meeting: Discuss Ballot Question	
A2160	BofS Meeting: Vote on Ballot Question (Debt Exclusion)	0		28-Aug-18 A		28-Aug-18		Standard 5 Day Workweek w																															◆	BofS Meeting: Vote on Ballot Question (Debt Exclusion)	
A2170	School Bldg. Cmte. - Presentation to Finance Committee	0		20-Sep-18 A		20-Sep-18		Standard 5 Day Workweek w																															◆	School Bldg. Cmte. - Presentation to Finance Committee	
A2180	Finance Committee Public Hearing on Warrant	0		18-Oct-18 A		18-Oct-18		Standard 5 Day Workweek w																															◆	Finance Committee Public Hearing on Warrant	
Design Development (3 Months)																																									
A1930	CM @ Risk Procurement (SOQ & RFP)	65	01-Aug-18 A	06-Dec-18 A	01-Aug-18	06-Dec-18		Standard 5 Day Workweek w																															I	CM @ Risk Procurement (SOQ & RFP)	
A1940	Design Development Phase	69	07-Nov-18 A	22-Feb-19	07-Nov-18		12	Standard 5 Day Workweek w																															I	Design Development Phase	
A1942	SBC Meeting - Authorize Submission of DD Package without Estimates	0		12-Feb-19*				Standard 5 Day Workweek w																															◆	SBC Meeting - Authorize Submission of DD Package without Estimates	
A1944	DD Submission less Estimate to the MSBA	0		22-Feb-19*				Standard 5 Day Workweek w																															◆	DD Submission less Estimate to the MSBA	
A1946	DD Estimating Package to Estimators & Preparation of Estimates	17	11-Feb-19*	06-Mar-19				Standard 5 Day Workweek w																															I	DD Estimating Package to Estimators & Preparation of Estimates	
A1948	Reconciliation of DD Estimates	0		07-Mar-19*				Standard 5 Day Workweek w																															◆	Reconciliation of DD Estimates	
A1952	SBC Meeting - Review Reconciled DD Estimates and authorize sub to the MSBA	0		12-Mar-19*				Standard 5 Day Workweek w																															◆	SBC Meeting - Review Reconciled DD Estimates and authorize sub to the MSBA	
A1954	Submit DD Estimate to the MSBA	0		13-Mar-19*				Standard 5 Day Workweek w																															◆	Submit DD Estimate to the MSBA	
A1956	MSBA DD Package Review Period	34	25-Feb-19	11-Apr-19				Standard 5 Day Workweek w																															I	MSBA DD Package Review Period	
A1957	School Committee Meeting	0		13-Mar-19*				Standard 5 Day Workweek w																															◆	School Committee Meeting	
A1990	Address MSBA DD Comments	10	12-Apr-19	25-Apr-19				Standard 5 Day Workweek w																															I	Address MSBA DD Comments	
Construction Documents Phase (7 months)																																									
60% Construction Documents																																									
A2000	60% Construction Documents	63	25-Feb-19	22-May-19				Standard 5 Day Workweek w																														I	60% Construction Documents		
A2002	SBC Meeting - Authorize Submission of the 60% CD Package without Estimates	0		14-May-19*				Standard 5 Day Workweek w																																	



New Beal Elementary School Project February 12, 2019

<u>BUDGET SUMMARY</u>	
Total Project Budget**	\$92,809,274
Architect Feasibility Study (FS) / Schematic Design (SD)	750,000
Architect FS/SD Contract Amendments 001 through 004	87,721
Amendment No. 005 – Design Services Design Development Phase through Project Close Out	6,375,000
Sub Total A/E	\$7,212,721
OPM Feasibility Study (FS) / Schematic Design (SD)	242,556
Amendment No. 001 – OPM Services Design Development Phase through Project Close Out	2,361,357
Sub Total OPM	\$2,603,913
Construction Manager at Risk: Pre-Construction Services Contract	286,580
Sub Total CMR	\$286,580
Total Contract Values to Date	\$10,103,214
Invoices/Costs through January 2019	\$2,266,178
Balance to Finish	\$90,543,096
Encumbered to Date	\$10,106,704
Total Project Budget Remaining	\$82,702,570
Total ProPay Submitted Amount to Date*	\$1,074,736
ProPay Reimbursement Payments to Date	\$539,017
ProPay Reimbursement Payments Pending	N/A

**This reflects the total project budget reflected in the MSBA's/Shrewsbury's Project Scope and Budget Agreement ("PSBA") as forwarded to the District on November 13, 2018.

*ProPay submissions and reimbursements are on hold until the project's Project Funding Agreement (PFA) is executed with the MSBA. PFA execution awaits the finalization/completion of the Glavin Center site land transaction between the Town of Shrewsbury and DCAMM anticipated for the 1st quarter of 2019.

Total Project Budget

Town of Shrewsbury
Beal Early Childhood Center

10/4/2018

	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)				
1 Feasibility Study Agreement				
2 OPM Feasibility Study	\$242,556	\$0	\$242,556	
3 A&E Feasibility Study	\$750,000	\$0	\$750,000	
4 Environmental & Site	\$89,711	\$0	\$89,711	
5 Other	\$0	\$0	\$0	
6 Feasibility Study Agreement Subtotal	\$1,082,267	\$0	\$1,082,267	\$593,732
7 Administration				
8 Legal Fees	\$25,000	\$25,000	\$0	\$0
9 Owner's Project Manager				
10 Design Development	\$115,108	\$0	\$115,108	
11 Construction Contract Documents	\$430,835	\$0	\$430,835	
12 Bidding	\$0	\$0	\$0	
13 Construction Contract Administration	\$1,666,438	\$0	\$1,666,438	
14 Closeout	\$138,976	\$0	\$138,976	
15 Extra Services	\$30,000	\$0	\$30,000	
16 Reimbursable & Other Services	\$80,000	\$0	\$80,000	
17 Cost Estimates	\$65,000	\$0	\$65,000	
18 Advertising	\$5,000	\$0	\$5,000	
19 Permitting	\$0	\$0	\$0	
20 Owner's Insurance	\$0	\$0	\$0	
21 Other Administrative Costs	\$150,000	\$0	\$150,000	
22 Administration Subtotal	\$2,706,357	\$25,000	\$2,681,357	\$1,470,992
23 Architecture and Engineering				
24 Basic Services				
25 Design Development	\$1,593,750	\$0	\$1,593,750	
26 Construction Contract Documents	\$3,028,125	\$0	\$3,028,125	
27 Bidding	\$159,375	\$0	\$159,375	
28 Construction Contract Administration	\$1,530,000	\$0	\$1,530,000	
29 Closeout	\$63,750	\$0	\$63,750	
30 Other Basic Services	\$0	\$0	\$0	
31 Basic Services Subtotal	\$6,375,000	\$0	\$6,375,000	
32 Reimbursable Services				
33 Construction Testing	\$0	\$0	\$0	
34 Printing (over minimum)	\$15,000	\$0	\$15,000	
35 Other Reimbursable Costs	\$150,000	\$0	\$150,000	
36 Hazardous Materials	\$200,000	\$0	\$200,000	
37 Geotechnical & Geo-Environmental	\$150,000	\$0	\$150,000	
38 Site Survey	\$30,000	\$0	\$30,000	
39 Wetlands	\$0	\$0	\$0	
40 Traffic Studies	\$25,000	\$0	\$25,000	
41 Architectural/Engineering Subtotal	\$6,945,000	\$0	\$6,945,000	\$3,810,027
42 CM at Risk Preconstruction Services				
43 Pre-Construction Services	\$250,000	\$0	\$250,000	\$137,150
44 Site Acquisition				
45 Land / Building Purchase	\$915,000	\$915,000	\$0	
46 Appraisal Fees	\$0	\$0	\$0	
47 Recording fees	\$0	\$0	\$0	
48 Site Acquisition Subtotal	\$915,000	\$915,000	\$0	\$0
49 Construction Costs				
50 SUBSTRUCTURE				
51 Foundations	\$3,302,132	\$0		
52 Basement Construction	\$0	\$0		
53 SHELL				
54 Super Structure	\$4,534,040	\$0		
55 Exterior Closure	\$0	\$0		
56 Exterior Walls	\$5,566,817	\$0		
57 Exterior Windows	\$1,400,740	\$0		
58 Exterior Doors	\$117,068	\$0		
59 Roofing	\$2,192,546	\$0		
60 INTERIORS				
61 Interior Construction	\$4,648,072	\$0		
62 Staircases	\$243,940	\$0		
63 Interior Finishes	\$3,799,556	\$0		
64 SERVICES				
65 Conveying Systems	\$115,037	\$0		
66 Plumbing	\$2,307,592	\$0		
67 HVAC	\$5,632,726	\$0		
68 Fire Protection	\$623,040	\$0		
69 Electrical	\$6,225,100	\$0		
70 EQUIPMENT & FURNISHINGS				
71 Equipment	\$1,006,238	\$0		
72 Furnishings	\$1,667,761	\$0		
73 SPECIAL CONSTRUCTION & DEMOLITION				
74 Special Construction	\$0	\$0		
75 Existing Building Demolition	\$725,000	\$0		
76 In-Building Hazardous Material Abatement	\$1,250,000	\$15,000		
77 Asbestos Containing Floor Material Abatement	\$0	\$0		
78 Other Hazardous Material Abatement	\$0	\$0		
79 BUILDING SITEWORK				
80 Site Preparation	\$2,543,513	\$529,840		
81 Site Improvements	\$4,656,664	\$0		
82 Site Civil / Mechanical Utilities	\$1,702,407	\$0		
83 Site Electrical Utilities	\$600,237	\$0		
84 Other Site Construction	\$0	\$0		
85 Scope Excluded Site Cost		\$5,502,389		
86 Construction Trades Subtotal	\$54,860,226	\$6,047,229		
87 Contingencies (Design and Pricing)	\$5,486,023	\$604,723		
88 D/B/B Sub-Contractor Bonds	\$0	\$0		
89 D/B/B Insurance	\$0	\$0		
90 D/B/B General Conditions	\$5,475,362	\$603,548		
91 D/B/B Overhead & Profit	\$0	\$0		
92 GMP Insurance	\$1,564,394	\$172,443		
93 GMP Fee	\$1,807,606	\$199,252		
94 GMP Contingency	\$1,810,387	\$199,559		
95 Escalation to Mid-Point of Construction	\$3,107,832	\$342,576		
96 Ineligible Auditorium & PE Areas beyond Guidelines		\$1,059,862		
97 Overall Excluded Construction Cost		\$17,405,375		

Total Project Budget

Town of Shrewsbury
Beal Early Childhood Center

10/4/2018

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)		Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant ¹	Estimated Maximum Total Facilities Grant ¹
98	Construction Budget	\$74,111,830	\$26,634,565	\$47,477,265	\$26,046,027
99	Alternates				
100	Ineligible Work Included in the Base Project	\$0	\$0	\$0	
101	Alternates Included in the Total Project Budget	\$0	\$0	\$0	
102	Alternates Excluded from the Total Project Budget	\$0		\$0	
103	Subtotal to be Included in Total Project Budget	\$0	\$0	\$0	\$0
104	Miscellaneous Project Costs				
105	Utility Company Fees	\$30,000	\$30,000	\$0	
106	Testing Services	\$240,000	\$0	\$240,000	
107	Swing Space / Modulars	\$0	\$0	\$0	
108	Other Project Costs (Mailing & Moving)	\$150,000	\$150,000	\$0	
109	Misc. Project Costs Subtotal	\$420,000	\$180,000	\$240,000	\$131,664
110	Furnishings and Equipment				
111	Furniture, Fixtures, and Equipment	\$948,000	\$0	\$948,000	
112	Technology	\$948,000	\$0	\$948,000	
113	FF&E Subtotal	\$1,896,000	\$0	\$1,896,000	\$1,040,146
114					
115	Soft Costs that exceed 20% of Construction Cost		\$0		
116	Project Budget	\$88,326,454	\$27,754,565	\$60,571,889	\$33,229,738

Board Authorization		
118		790
119	Design Enrollment	4.70
120	Total Building Gross Floor Area (GSF)	141,600
121	Total Project Budget (excluding Contingencies)	\$88,326,454
122	Scope Items Excluded or Otherwise Ineligible	\$27,754,565
123	Third Party Funding (Ineligible)	\$0
124	Estimated Basis of Maximum Total Facilities Grant ¹	\$60,571,889
125	Reimbursement Rate ^{3,4}	54.86%
126	Est. Max. Total Facilities Grant (before recovery) ¹	\$33,229,738
127	Cost Recovery ⁵	\$7,022
128	Estimated Maximum Total Facilities Grant ¹	\$33,222,716
129		
130	Construction Contingency ²	\$3,705,591
131	Ineligible Construction Contingency ²	\$2,964,473
132	"Potentially Eligible" Construction Contingency ²	\$741,118
133	Owner's Contingency ²	\$777,229
134	Ineligible Owner's Contingency ²	\$0
135	"Potentially Eligible" Owner's Contingency ²	\$777,229
136	Total Potentially Eligible Contingency ²	\$1,518,347
137	Reimbursement Rate ^{3,4}	54.86%
138	Potential Additional Contingency Grant Funds ²	\$832,965
139	Maximum Total Facilities Grant	\$34,055,681
140	Total Project Budget	\$92,809,274

50.16 Reimbursement Rate Before Incentive Points

4.70 Total Incentive Points^{3,4}

54.86% MSBA Reimbursement Rate

NOTES

This document was prepared by the MSBA based on a preliminary review of information and estimates provided by the Town of Shrewsbury for the Beal Early Childhood Center project. Based on this preliminary review, certain budget, cost and scope items have been determined to be ineligible for reimbursement, however, this document does not contain a final, exhaustive list of all budget, cost and scope items which may be ineligible for reimbursement by the MSBA. Nor is it intended to be a final determination of which budget, cost and scope items may be eligible for reimbursement by the MSBA. All project budget, cost and scope items shall be subject to review and audit by the Authority, and the Authority shall determine, in its sole discretion whether any such budget, cost and scope items are eligible for reimbursement. The MSBA may determine that certain additional budget, cost and scope items are ineligible for reimbursement.

1 - The Estimated Basis of Total Facilities Grant and Estimated Maximum Facilities Grant amounts appearing in the "MSBA Board Approved Budget" column do not include any potentially eligible contingency funds and are subject to review and audit by the MSBA. The Estimated Basis of Total Facilities Grant, Estimated Maximum Facilities Grant, and Maximum Total Facilities Grant amounts appearing in the "Proposed Revised PFA Budget" column have been adjusted to account for construction bids received in accordance with Section 2.2 of the PFA and any budget revision requests submitted and approved by the MSBA as of the Date noted in the Proposed Revised Budget PFA column of the PFA Amendment. These amounts are also subject to further review and audit by the MSBA.

2 - Pursuant to Section 3.20 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.

3 - The MSBA has provisionally included two (2) incentive points for energy efficiency, subject to the District meeting certain sustainability requirements for the project. If the District does not meet the requirements for the energy efficiency, the District will not qualify for these incentive points and the MSBA will adjust the reimbursement rate accordingly.

4 - The MSBA has provisionally included one (1) incentive point for the Construction Manager at Risk construction delivery method, subject to the District receiving approval from the Office of the Inspector General to utilize this method. If the District does not receive approval for the Construction Manager at Risk delivery method, the District will not qualify for these incentive points and the MSBA will adjust the reimbursement rate accordingly.

5 - Cost associated with the commissioning of ineligible square footage will result in the recovery of a portion of the overall commissioning cost. The MSBA has calculated this recovery of funds to be \$7,022. A total of \$7,022 has been deducted from the Estimated Maximum Total Facilities Grant and the Maximum Total Facilities Grant