



Building Industry Consultants

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March 7, 2012

Ms. Jennifer Connarton
Contract Administrator
Massachusetts School Building Authority
40 Broad Street, Suite 500
Boston, MA 02109

RE: MSBA Project No: W200906400505_Concord-Carlisle High School
Project Status Report #14 – February 2012

Dear Ms. Connarton:

Please find enclosed project status report #14 for period ending February, 2012. Updated items are in **bold typeface**.

Please feel free to contact myself or David Saindon regarding the enclosed information.

Sincerely,
KVAssociates, Inc.

Dan McSweeney
Financial Manager



cc: Diana Rigby, Superintendent, Concord-Carlisle Regional School District
MSBA File – Project Status Reports

Concord-Carlisle High School Revitalization

Project Status Report #14

February 2012

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February 2012

1. Executive Summary

Project Milestones:

Milestone Activities	Planned Start	Planned Completion	Actual Start	Actual Completion	Notes
Feasibility Study	03-01-11	05-16-11	03-01-11	08-19-11	Complete
Schematic Design	06-23-11	08-19-11	06-22-11	08-19-11	Complete
Project Budget & Scope Approval	09-05-11	09-08-11	09-01-11	Oct 2011	Complete
MSBA Board Approval	09-28-11	09-28-11	09-28-11	09-28-11	Complete
Town Vote	Nov 2011	Nov 2011	11-14-11	11-15-11	Complete
Execute PFA	Dec 2011	Dec 2011	12-01-11	2-7-2012	Complete
Design Development	Dec 2011	April 2012	12-01-11		40% complete
Permitting	Jan 2012	Dec 2012	01-03-11		Ongoing
Construction Document Phase	April 2012	Nov 2012			
CM procurement	July 2011	Mar 2012	07-01-11	2-15-2012	Complete
GMP	Oct 2012	Jan 2013			
Trade pre-qualification	May 2012	Aug 2012			
Trade bidding	Nov 2012	Dec 2012			
Subcontractor buy-out	Nov 2012	Mar 2013			
Construction – Building	Jun 2012	July 2014			
Commissioning	May 2014	July 2014			
Certificate of Occupancy	June 2014	June 2014			
FF+Technology	June 2014	Aug 2014			
Student/staff move	July 2014	Aug 2014			
Abate existing buildings	July 2014	Sept 2014			
Demolish existing buildings	Sept 2014	Oct 2014			
Site improvements	Oct 2014	June 2015			
Project completion	June 2015	June 2015			

Please see the attached Feasibility Schedule in tab 2 for additional information.

Project Overview

Contracts

Turner, KVA, legal council and the District are currently in review of the Owner-CM agreement. We see no major concerns with finalizing this agreement. Turner and KVA have issued their comments to legal council for review.

Scheduled for March 14, 2012 will be the review and approval of an envelope consultant. An OMR contract amendment will follow.

Financial

Please see attached project budget dated 03-07-12 for additional information. The 92.5M project budget has been incorporated into the MSBA pro-pay system. As of the issuance of this report DD is roughly 50% complete and Turner has started an initial early control estimate. At



February 2012

100% DD an extensive estimate will be conducted. KVA expects a VE exercise will be required to maintain a construction value of 75M.

Schedule

As of the issuance of this report there are no concerns. The project team is currently:

- **Coordinating early site permitting/approvals with the Town of Concord**
- **Proceeding forward with early release packages for the summer/fall of 2012.**
- **Proceeding forward with the DD phase of the project.**

Submittals

Not applicable at this time.

MA-CHPS

The project team is committed to meet and exceed the minimum MA-CHPS requirements. Additional information can be found in the schematic design package issued August 19, 2011. – **Ongoing.**

Commissioning

SBS continues to attend MEP related meetings. SBS has provided draft commissioning specifications for review by the design team and insertion into the DD set.

Safety

The project team has started to meet with Concord fire and police to discuss expectations regarding site logistics and safety.

Construction mitigation

Not applicable at this time.

Community Issues

At this time, there are no issues to report. A neighborhood meeting will be coordinated soon to provide an update to the abutting property owners.

MBE/WBE Status

Current status as of February 2012

MBE – 9%

WBE – 4%

Designer Deliverables

See attached MSBA February 2012 progress report



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Designer QA/QC

Not applicable at this time.

OPM Deliverables

See attached MSBA February 2012 progress report

CM/GC Deliverables

Not applicable at this time.

MSBA Deliverables

None at this time.

KV Associates, Inc.		Vanzler, Frank	Progress Report as of Date 2/29/2012	
District Name	Concord-Carlisle	MSBA ID	200906400505	
School Name	Concord Carlisle High	Project Name		
OPM Firm Name	KV Associates, Inc.	School Building Committee Representative	Diana Rigby	
Project Director	Vanzler, Frank	Total Project Budget (ProPay)	\$92,578,524	
Designer Firm Name	OMR Architects, Inc.	Encumbered (Reporting Period)	\$348,936	
Principal		Encumbered (to Date)	\$1,691,105	
General Contractor Firm Name		Total Project Invoices Received (to Date)	\$2,040,041	
General Contractor Contact Name		Project Completion Percentage	5%	

OPM KV Associates, Inc.		Progress Report as of Date 2/29/2012	
Contract Summary		Payment Summary	
Original Contract Amount	\$235,025	Total Contract Amount	\$2,335,025
Contract Amendments (to Date)	1	Invoices Paid (to Date)	\$269,380
Value of Contract Amendments (to Date)	\$2,100,000	Invoices Received (Reporting Period)	\$18,918
Total Contract Amount	\$2,335,025	Contract Amount Remaining	\$2,046,727
Contract Amendments as Percentage of Original Contract Amount	894.0%		
OPM Activities (Reporting Period)	Attendance of various public meetings, project review and tracking of all project related costs, review and approval of misc additional service engineering proposals. Continued correpondance with the MSBA and all team members. Ongoing management of the CM RFQ and RFP procurement. Ongoing permitting management. Early Turner contract coordination. Continued involvement with DD developement.		
Project Budget Status	No issues to report. A budget will be submitted as an exhibit to this on-line report. Please note that a portion opf the invoices paid to date are from the PFA budegt.		
Potential Issues	At this time KVA is concerned that the DD estimate will be over the schematic phase estimate for construction. However, KVA and the project team will continue to be diligent in steering the costs back into budget.		

DESIGNER OMR Architects, Inc.		Progress Report as of Date 2/29/2012	
Contract Summary		Payment Summary	
Original Contract Amount	\$815,000	Total Contract Amount	\$7,114,322
Contract Amendments (to Date)	11	Invoices Paid (to Date)	\$1,421,725
Value of Contract Amendments (to Date)	\$6,299,322	Invoices Received (Reporting Period)	\$330,018
Total Contract Amount	\$7,114,322	Contract Amount Remaining	\$5,362,579
Contract Amendments as Percentage of Original Contract Amount	773.0%		
MBE/WBE Requirements			
MBE Requirement	8%		
MBE Actual	9%		
WBE Requirement	4%		
WBE Actual	4%		
RFIs and Submittals			
RFIs Issued (Reporting Period)	0		
Total RFIs Issued (to Date)	0		
Remaining Open RFIs – Past 30 Days	0		
Notes	n/a		
Remaining Open RFIs – Past 60 Days	0		
Notes	n/a		
Remaining Open RFIs – Past 90 Days	0		
Notes	n/a		
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)	n/a		
Phase	Design Development	Phase Scheduled Completion Date	3/30/2012

Designer Activities (Reporting Period)	Attendance of various design and public meetings. Continued correpondance with all team members. Ongoing developement of the DD phase and participation with permitting management.
30 Day Look Ahead	Continued DD phase work, permitting coordination and continued early site and building envelope developement. Review of CM control estimate.
Commissioning Agent	SBS
Commissioning Agent Status	Continued attendance of MEP meetings. Early development of CX specifications.

GENERAL CONTRACTOR

Progress Report as of Date 2/29/2012

Contract Summary

Original Contract Amount	
Change Orders (to Date)	
Value of Change Orders (to Date)	
Total Contract Amount	
Contract Type	
Change Orders as Percentage of Original Contract Amount	0.0%
Pending Change Orders	
Change Order Status	

Payment Summary

Total Contract Amount
Invoices Paid (to Date)
Invoices Received (Reporting Period)
Contract Amount Remaining

Schedule Assessment

Notice to Proceed Date	1/1/0001	MBE Requirement
Physical Progress		MBE Actual
Substantial Completion Date (Original)		WBE Requirement
Substantial Completion Date (Revised)		WBE Actual
Construction Progress (Reporting Period)		
30 Day Look Ahead		
Overall Schedule Assessment		
Problems Identified (Schedule or Construction)		
Quality Control		
Safety Compliance		
Number of Claims (to Date)		
Value of Claims (to Date)		
Comments		
Recorded Manpower (Reporting Period)		
Commissioning Agent		
Commissioning Agent Status		

Report Submission (Hard Copy) will include the following attachments

- Budget and Cost Report – MSBA format
- Projected Cash Flow
- Project Schedule
- Change Order Tracking Report
- Progress Photos

Certification

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

Project Director/Project Manager

_____ Print Name

_____ Signature

_____ Date



February 2012

2. Project Schedule

General

As of the issuance of this report the project is on schedule. The project team is currently moving forward in coordinating permitting with the Town, Design Development and early release packages for the summer/fall of 2012. Assessment and refinement of the project schedule will continue as we move forward.

Please see the attached schedule dated **03-07-2012** for additional detail.

MSBA/District schedule summary

Prior milestones listed in previous monthly reports

PFA executed by the District	December 1, 2011
DESE approval received	February 2012
PFA executed by the MSBA	February 7, 2012
Turner selected by Committee	February 15, 2012

30 day look ahead

- Continue to refine project schedule
- Finalize Owner-CM agreement.....execute CM contract
- Continue with design development phase
- Continue early permitting coordination with the Town
- Submit early site review package to the ZBA (April 2) for ZBA mtg on 5-10-12
- Review initial estimate "check" and establish a control estimate with the CM
- Commence official DD estimate.

Schedule Impacts

As of the issuance of this report there are none.



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3. Financial

Budget

Current Project Budget. col [A] is: \$ **92,578,524**

Committed Costs. col [D] is: \$ **9,457,757** (see attached budget)

Expended to date. col [E] is: \$ **2,021,123** (subject to verification w/ District)

Recent Contracts/PO's/Change Orders/Amendments:

<u>Type</u>	<u>Vendor</u>	<u>Value</u>	<u>Description</u>
-----None this month-----			

Please see the attached budget tracking sheet dated **03_07_12** for additional detail.

Budget Impacts:

As of the issuance of this report, no budget impacts are present.

Any budget impacts will be managed within the total project budget of \$92,578,524.00



February 2012

Projected Cashflow

Date	Reimb. No.	Forecasted Value	Submitted Value	Balance
				\$ 92,578,524
Apr-11	1	\$ 40,000	\$ 143,255	\$ 92,435,269
May-11	2	\$ 86,307	\$ 93,755	\$ 92,341,514
Jun-11	3	\$ 89,440	\$ 111,143	\$ 92,230,372
Jul-11	4	\$ 115,834	\$ 115,834	\$ 92,114,538
Aug-11	5	\$ 92,471	\$ 127,756	\$ 91,986,782
Sep-11	6	\$ 86,832	\$ 33,823	\$ 91,952,959
Oct-11	7	\$ 94,768	\$ 117,181	\$ 91,835,778
Nov-11	8	\$ 219,475	\$ 446,669	\$ 91,389,109
Dec-11	9	\$ 128,334	\$ 11,463	\$ 91,377,646
Jan-12	No Reimb. Input	\$ 347,174	\$ -	\$ 91,377,646
Feb-12	10	\$ 363,172	\$ -	\$ 91,014,474
Mar-12	11	\$ 378,172	\$ -	\$ 90,636,302
Apr-12	12	\$ 377,353	\$ -	\$ 90,258,949
May-12	13	\$ 380,390	\$ -	\$ 89,878,559
Jun-12	14	\$ 432,890	\$ -	\$ 89,445,669
Jul-12	15	\$ 638,333	\$ -	\$ 88,807,336
Aug-12	16	\$ 773,333	\$ -	\$ 88,034,003
Sep-12	17	\$ 998,333	\$ -	\$ 87,035,670
Oct-12	18	\$ 1,238,333	\$ -	\$ 85,797,337
Nov-12	19	\$ 1,338,333	\$ -	\$ 84,459,004
Dec-12	20	\$ 1,610,000	\$ -	\$ 82,849,004
Jan-13 - Jul-15	21-51	\$ 82,849,004	\$ -	\$ (0)
		\$ 91,377,646	\$ 1,200,878	\$ 92,578,524
		Remaining To Be Submitted	Submitted To Date Value	Project Value

CONCORD-CARLISLE HIGH SCHOOL - BUDGET TRACKING

MSBA ID: W200906400505
 Concord-Carlisle Regional High School
 Project Director: KVA, David Saindon

Period Ending 2/29/2012
 MSBA Reimbursement Package N/A
 Includes GC/CM Requisition N/A

Current Budget



		<u>PFA Budget</u>	<u>Budget Changes</u>	<u>Rev. PFA Budget</u>	<u>Committed Costs</u>	<u>Previously Billed</u>	<u>This Billing Cycle</u>	<u>Expended</u>	<u>Unspent</u>	<u>Remaining Budget</u>	<u>% Complete</u>	<u>CTC</u>	<u>Anticipated C @ C</u>	<u>Variance</u>
		[A]	[B]	[C]	[D]			[E]	[F]=[D]-[E]	[G]=[C]-[D]	[H]=[E]/[J]	[I]	[J]=[D]+[I]	[K]=[C]-[J]
0300 9999	Adjustment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0301 0000	Land/Building Purchase	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0302 0000	Appraisal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0303 0000	Recording Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0500 0000	CONSTRUCTION CONTRACT	\$78,891,629	\$0	\$78,891,629	\$0	\$0	\$0	\$0	\$0	\$78,891,629		\$78,891,629	\$78,891,629	\$0
0500 9999	Adjustment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0501 0000	Pre-Construction Services	\$200,000	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$200,000	#DIV/0!	\$200,000	\$200,000	\$0
0502 0000	Construction													
0502 0001	Construction Budget	\$71,365,015	\$0	\$71,365,015	\$0	\$0	\$0	\$0	\$0	\$71,365,015	#DIV/0!	\$71,365,015	\$71,365,015	\$0
0506 0000	Alternates	\$3,626,614	\$0	\$3,626,614	\$0	\$0	\$0	\$0	\$0	\$3,626,614	#DIV/0!	\$3,626,614	\$3,626,614	\$0
0507 0000	Owner's Construction Contingency	\$3,700,000	\$0	\$3,700,000	\$0	\$0	\$0	\$0	\$0	\$3,700,000	#DIV/0!	\$3,700,000	\$3,700,000	\$0
0508 0000	Change Orders	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0600 0000	MISCELLANEOUS PROJECT COSTS	\$125,000	\$0	\$125,000	\$0	\$0	\$0	\$0	\$0	\$125,000		\$125,000	\$125,000	\$0
0600 9999	Adjustment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0601 0000	Utility Company Fees	\$50,000	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$50,000	#DIV/0!	\$50,000	\$50,000	\$0
0602 0000	Testing Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0603 0000	Swing Space/Modulars	\$25,000	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$25,000	#DIV/0!	\$25,000	\$25,000	\$0
0699 0000	Other Project Costs	\$50,000	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$50,000	#DIV/0!	\$50,000	\$50,000	\$0
0700 0000	FURNISHINGS & EQUIPMENT	\$2,940,000	\$0	\$2,940,000	\$0	\$0	\$0	\$0	\$0	\$2,940,000		\$2,940,000	\$2,940,000	\$0
0700 9999	Adjustment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0701 0000	Furnishings & Equipment (FF+E)	\$1,470,000	\$0	\$1,470,000	\$0	\$0	\$0	\$0	\$0	\$1,470,000	#DIV/0!	\$1,470,000	\$1,470,000	\$0
0702 0000	Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0703 0000	Computer Equipment	\$1,470,000	\$0	\$1,470,000	\$0	\$0	\$0	\$0	\$0	\$1,470,000	#DIV/0!	\$1,470,000	\$1,470,000	\$0
0799 0000	Other Furnishings & Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0800 0000	OWNER'S CONTINGENCY	\$525,000	\$0	\$525,000	\$0	\$0	\$0	\$0	\$0	\$525,000		\$525,000	\$525,000	\$0
0800 9999	Adjustment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0801 0000	Owner's Contingency	\$525,000	\$0	\$525,000	\$0	\$0	\$0	\$0	\$0	\$525,000	#DIV/0!	\$525,000	\$525,000	\$0
PROJECT TOTALS		\$92,578,524	\$0	\$92,578,525	\$9,457,757	\$2,021,123	\$386,781	\$2,407,905	\$7,049,852	\$83,120,768		\$83,041,791	\$92,499,547	\$78,977



February 2012

4. **Construction Activities**

Not applicable at this time.